

# Route 1 South

## HOUSING AFFORDABILITY STRATEGY APPENDIX

DRAFT 7.13.2018



CITY OF ALEXANDRIA, VA



# A.1 COMMUNITY ENGAGEMENT PROCESS

## COMMUNITY ENGAGEMENT PROCESS

The Strategy planning process incorporated a variety of community engagement opportunities intended to engage all members of the community who wished to participate – in the ways that worked best for them – including frequent in-person community events as well as options to participate remotely via email or the web. Support to facilitate participation—including interpretation services, babysitting, refreshments and transportation – was offered for all public meetings.

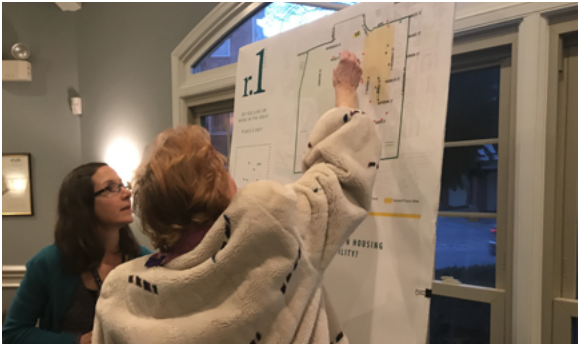
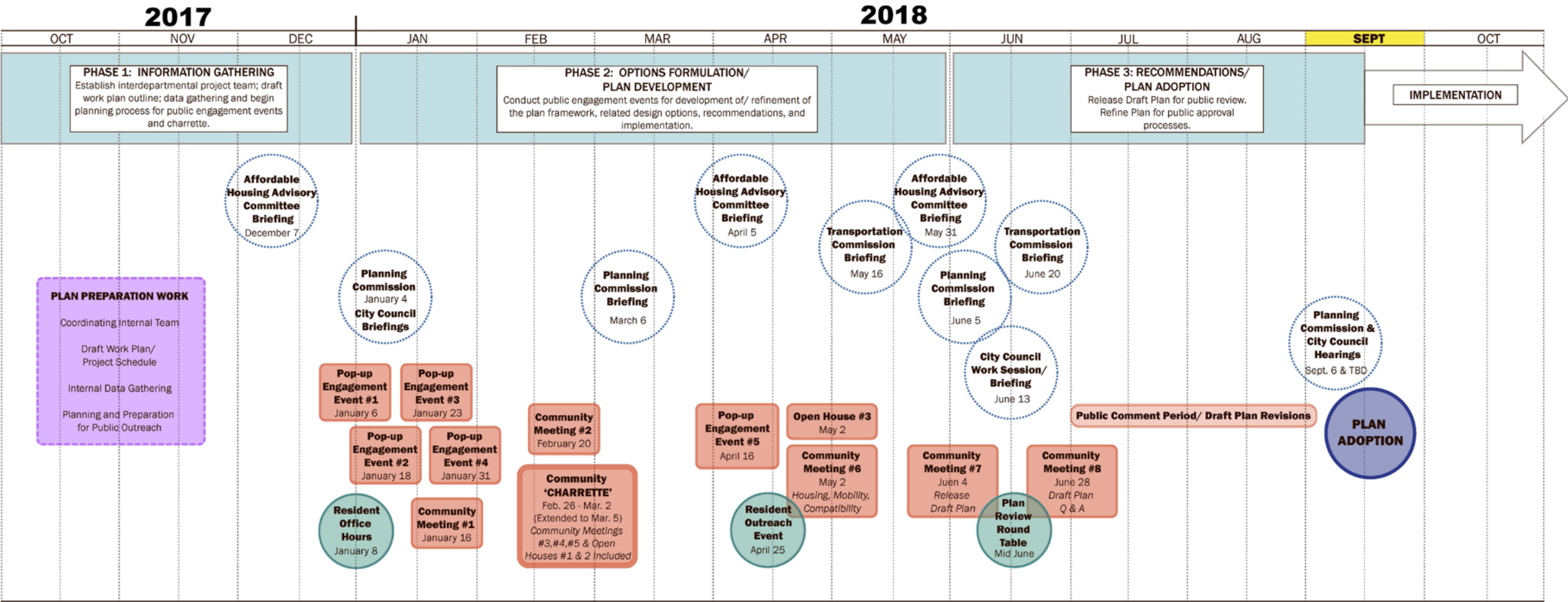
Consistent with the City’s civic engagement policy, outreach efforts were advertised through multiple channels: the City’s online news bulletin (eNews); social media notifications; project website and calendar postings; videos; flyers and posters distributed on multiple occasions, door-to-door throughout the focus area as well as to surrounding businesses and community centers; and large banners installed in strategic locations. City staff also reached out to all civic and homeowner associations and other stakeholders in the area and sent letters to property owners within the focus area. Further, members of the Alexandria Housing Affordability Advisory Committee were engaged early on to reach out to their respective stakeholder groups.

Particular effort was made to engage members of the community who would be most affected by a potential change to the two rental communities in the focus area, The Heritage at Old Town and Olde Towne West III. Materials, flyers, banners, and videos were provided in multiple languages, and child care, transportation and interpretation services were made available during community meetings. Between regular community meetings, staff from the Office of Housing, Workforce Development and the Department of Community and Human Resources hosted resident outreach events, including evening meetings and outdoor information stands, with a particular focus on relocation and right to return resources and regulations and training and job opportunities. The City, through the Office of Housing’s dedicated relocation advisor, will remain deeply involved in coordinating and monitoring relocation efforts if/when relocation occurs and is committed to working with impacted residents on an individualized basis as needed. These needs will be further refined following a survey of residents that is anticipated to be undertaken later this year.



DRAFT PROJECT SCHEDULE  
ROUTE 1 SOUTH HOUSING AFFORDABILITY STRATEGY

05/09/2018



PROPERTY OWNER AND HUD ENGAGEMENT

The City began outreach with ASBC and ARES, owners of The Heritage at Old Town and Olde Towne West III in Fall 2017 about its desire to be proactive in preserving the affordable housing units provided on the two sites. The City concurrently consulted with the U.S. Department of Housing and Urban Development (HUD), the federal providers of the housing contracts, regarding requirements to renew/extend the affordable housing contracts. Both property owners indicated that the ability to redevelop their properties is an important economic incentive to sustain the provision of the affordable housing. Owners expressed that renovation of the existing buildings alone would not provide a return of investment sufficient to keep the existing number of affordable units, hence redevelopment is integral to this Strategy.

Coordination with HUD indicated its concurrence with this approach and support for the Strategy’s creation of mixed-income communities. Principals of the property owners, and their representatives, have participated in person and remotely throughout the development of the Strategy, including during the charrette and at public meetings, and have attended work sessions with Planning Commission and City Council. The HUD director for the project-based voucher program has been briefed on the Strategy prior to its launch and as it has progressed, and has been a valuable resource for staff regarding current HUD guidance regarding the availability of funding for contracts, the

requirements for extending existing contracts short and long term, and the potential to secure tenant protection vouchers to assist with interim relocation, as well as the proposed concept for redevelopment as a mixed-income community.


EARLY COMMUNITY ENGAGEMENT

A series of community events were held in January and February to orient neighbors to the planning process and provide multiple venues for the community to ask questions. These included formal community meetings, open houses and neighborhood pop-up events held in different locations throughout the planning area. Neighbors were also invited to attend a walking tour of the focus area allowing for an in-depth conversation of concerns and opportunities for improvements in the neighborhood.

CHARRETTE AND CHARRETTE GROUP VOLUNTEERS

Following these early outreach efforts, the City held a five-day intensive community planning workshop, also known as a “charrette”, the week of February 26-March 5, 2018. The final day of the charrette extended into the next week due to a severe wind storm. The charrette was a collaborative planning and design exercise with community members and City staff to develop the foundational recommendations of the draft Strategy. Members of the community were invited to participate throughout the day, each day and share their ideas on-site or online through the City’s live streaming service.

To facilitate consistent community participation and well-informed stakeholders during the charrette, the City solicited community members to serve as Charrette Group Volunteers. These volunteers, representing the geographic and demographic diversity of the planning area, committed to participating in most of the charrette week meetings and sharing information with and gathering feedback from neighbors. These 27 volunteers, alongside other community members interested in the planning process, helped develop the draft Strategy.



Join the City of Alexandria in developing the  
**ROUTE 1 SOUTH HOUSING AFFORDABILITY STRATEGY**

**ATTEND THE FOLLOWING COMMUNITY EVENTS**

**Community Meeting**  
Tuesday, Feb. 20, 7 - 9 pm  
**NANNIE J. LEE RECREATION CENTER** - 1108 Jefferson Street

**Community Walking Tour**  
Saturday February 24, 10am-12p  
**NANNIE J. LEE RECREATION CENTER** - 1108 Jefferson Street

**Community 'Charrette' Workshop**  
Feb. 26 through Mar. 2  
**NANNIE J. LEE RECREATION CENTER** - 1108 Jefferson Street

LEARN ABOUT THE PROCESS, ASK QUESTIONS, AND GIVE US YOUR THOUGHTS!  
For more information, please visit [alexandriava.gov/Planning](http://alexandriava.gov/Planning) or contact 703.746.3801





DRAFT STRATEGY DEVELOPMENT

Following charrette week, additional pop-ups, office hours, open houses, and community meetings were held in March through June for the public to ask questions and provide additional feedback on the draft strategies. It was originally anticipated that the Strategy would be completed by June 2018, however the community requested additional time to develop and provide feedback on the draft, and so the process was extended to September.

All feedback received during the planning process informed the working draft Strategy released on June 4, 2018. Copies of the working draft Strategy were made available to residents upon request. Additionally, staff provided hard copies in four locations within the neighborhood: the Lee Center, Abyssinia Mart, and the management offices of The Heritage at Old Town and Olde Towne West III. Chapters were also translated into Amharic, a language spoken by many of the residents of the two housing communities, and placed in the locations above and posted to the project website. The locations were chosen given their familiarity, convenience, and accessibility to the Route 1 South residents. Translation assistance was made available to anyone needing it. The working draft and all other meeting materials are available on the project website for anyone to access.

Feedback on the working draft was solicited during two June community meetings, via AlexEngage (the City’s online engagement forum), by contacting staff directly, or by providing feedback on the copies posted in the community. Additional resident outreach was provided via “Resident info hours” for residents at The Heritage at Old Town and Olde Towne West III properties. The same opportunity for feedback and questions was provided for the revised draft released in Mid-July.

In addition to soliciting individual public comment throughout this process, staff provided briefings to and solicited feedback from City Council, Planning Commission, the Alexandria Housing Affordability Advisory Committee (AHAAC), the Transportation Commission, and the Federation of Civic Associations. Comments and questions were received through all of the communication options offered by the City, as well as during community meetings. Those comments and questions, along with staff’s responses, including those resulting in revisions or clarifications to the Strategy are recorded in the matrix located on the project website.

Route 1 South Housing Affordability Strategy Community Engagement

Date	Channel	Type
12/5/2017	Planning Commission	Work Session
1/6/2018	Pop Up Engagement #1	Open House
1/8/2018	Office Hours with Old Town West Residents	Open House
1/16/2018	Charrette Group Volunteers	Orientation Meeting
1/18/2018	Pop Up Engagement #2	Open House
1/23/2018	Pop Up Engagement #3	Open House
1/31/2018	Pop Up Engagement #4	Open House
2/20/2018	Community Meeting	Pre-Planning Educational Event
2/24/2018	Community Walking Tour	Walking Tour
2/26/2018	Charrette	Charrette, Core Team Meeting, and Community Meeting
2/27/2018	Charrette	Charrette, Core Team Meeting, and Virtual Open House
2/28/2018	Charrette	Charrette, Core Team Meeting, and Community Meeting
3/1/2018	Charrette	Charrette, Core Team Meeting, and Virtual Open House
3/2/2018	Charrette*	Charrette, Open House
3/5/2018	Charrette	Charrette Community Meeting
3/6/2018	Planning Commission	Work Session
4/5/2018	Housing Affordability Advisory Committee Meeting	Update
4/16/2018	Pop Up Engagement #5	Open House
4/25/2018	Federation of Civic Associations	Update
4/25/2018	Resident Outreach Meeting	Update
5/2/2018	Community Open House & Meeting	Community Open House & Meeting
5/16/2018	Transportation Commission	Update
5/23/2018	Office Hours	Open House
5/31/2018	Housing Affordability Advisory Committee Meeting	Update
6/4/2018	Community Meeting	Community Meeting
6/5/2018	Planning Commission	Work Session
6/13/2018	City Council	Work Session
6/19/2018	Plan Review Round Table	Community Meeting
6/20/2018	Transportation Commission	Update
6/28/2018	Community Meeting	Community Meeting

Route 1 South Housing Affordability Strategy Additional Community Outreach

Date	Channel	Type
Throughout	Online engagement opportunities	Outreach/Notice
Throughout	eNews notifications; social media postings; listserv notices prior to each public meeting	Outreach/Notice
Throughout	All public meetings posted to City calendar and website	Outreach/Notice
Throughout	All materials and background information posted on project website	Outreach/Reference
Throughout	Meetings with area community groups and associations	Outreach/Notice
Throughout	Individual meetings with property owners	Outreach
Throughout	Individual meetings with residents	Outreach
Throughout	Letters to property owners (commercial and private)	Outreach/Notice
Throughout	Flyers/Posters (Multilingual)	Outreach/Notice
Throughout	Banners (Multilingual)	Outreach/Notice
March	Videos (Multilingual)	Outreach/Notice

All meetings associated with this planning process were open to the public and community members were encouraged to attend and participate.

\* Due to a severe wind storm on March 2, 2018, the originally scheduled core team meeting was canceled. Staff was available during the day and rescheduled the evening community meeting to Monday, March 5th.



## A.2 BACKGROUND ON HOUSING AFFORDABILITY

### DEFINITION OF TERMS

**Area Median Income (AMI):** Income levels that are annually established by the Department of Housing and Urban Development (HUD) for households of various sizes, where half of the households in the area earn more and half earn less. In 2018, the area median income limit for the Washington, DC Metropolitan Statistical Area is \$82,100 and \$117,200 for a household of one and four, respectively.

**Affordable Housing:** Rental or ownership housing costing no more than approximately 30% of a household's gross monthly income before taxes. In the City of Alexandria, affordable rental housing serves households with incomes up to 60% AMI, and workforce affordable homeownership housing serving households typically earning 80%-100% AMI.

**Committed Affordable Units (CAUs):** Housing units that are available to income-eligible households through rent and/or occupancy restrictions imposed as a condition of assistance under federal, state or local programs. Targeted income levels vary by program.

**Housing Choice Vouchers:** The housing choice voucher (HCV) program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford housing in the private market. HCV holders pay 30% of their income toward the rent, and the HCV pays the difference up to an established fair market rent, including utility costs. In the City, HCVs are administered by the Alexandria Redevelopment Housing Authority (ARHA).



**Market Affordable Housing:** Non-subsidized rental units affordable to households earning 60% AMI (which in 2018 ranged from \$49,260 for a one-person household to \$70,320 for a four-person household). Rents at these units are not restricted and may cease to be affordable at any time. In 2018, there were fewer than 2,300 market-affordable units in the City (a 88% reduction from 2000). Market-affordable units preserve diversity and provide housing opportunities to younger families, new residents, and recent graduates, as well as to longtime Alexandrians. They enable workers critical to our economy across numerous industries and sectors (such as social services, education, public health and safety, arts and entertainment, and retail) to live affordably in the City.

**Project Based Vouchers:** Funded by the federal government, project-based vouchers (PBVs) are a critical source of deeply affordable housing in the City. They constitute approximately 30% of the City’s committed affordable rental housing stock. Residents pay 30% of their income toward the rent, and the PBV pays the difference up to an established fair market rent, and potentially, some utility costs. PBVs operate similarly to Housing Choice Vouchers, but are tied to a specific property rather than a household. PBV contracts typically have 20-year term of affordability with varying options to renew or extend. In the City, some PBVs are administered by the Alexandria Redevelopment Housing Authority (ARHA) while others are administered through Housing Assistance Contracts managed directly by HUD or other funding agencies.

**Workforce Housing:** Housing units that serve households of moderate incomes earning 60-80% AMI for rental units and 80% - 100% AMI for ownership units.

**Tenant Protection Vouchers:** Tenant Protection Vouchers (TPVs) are similar to HCVs in that TPV holders pay 30% of their income toward rent, and the TPV pays the difference up to an established fair market rent, including utility costs. TPVs are granted to low-income residents of project-based HUD-assisted housing

when there is a change in the status of their assisted housing that will cause residents to lose their home or render their home unaffordable. The amount of funding available for TVPs is determined by HUD’s estimation of need in the upcoming year and Congressional appropriations.

**Low-Income Housing Tax Credits (LIHTC):**Created in 1986, the LIHTC program, serves as the largest equity funding source of new affordable housing in the country. Administered by the Internal Revenue Service, the program provides tax incentives to encourage developers to create affordable housing. Tax credits are provided to each state based on population and are distributed allocating agencies. In Virginia, the Virginia Housing Development Authority (VHDA) administers the tax credits based on affordable housing needs identified in an annual qualified action plan.

Because tax credits are bought by investors who need offsets to their federal liability, the value of LIHTC (the amount of equity paid to affordable housing developers) is directly related to the federal corporate income tax rate. In 2018, the Tax Cuts and Jobs Act reduced the corporate tax rate from 35% to 21%. During the same year, the overall LIHTC allocation was increased to try to mitigate the loss in funding. While the magnitude of the impact of the reduction remains unknown, it is anticipated the change in tax rates could constrain affordable housing production. Furthermore, it reinforces the importance of pursuing complementary sources, such as the state and federal Housing Trust Fund and private foundations, and of exploring creative development approaches including mixed-use development and co-location with other public uses.

AREA MEDIAN INCOME (AMI) LIMITS

2018	1-Person household	2-Person household	3-Person household	4-Person household
UP TO 10% AMI	UP TO \$8,210	UP TO \$9,380	UP TO \$10,550	UP TO \$11,720
20% AMI	\$16,420	\$18,760	\$21,100	\$23,440
30% AMI	\$24,650	\$28,150	\$31,650	\$35,150
40% AMI	\$32,840	\$37,520	\$42,200	\$46,880
50% AMI	\$41,050	\$46,900	\$52,750	\$58,600
60% AMI	\$49,260	\$56,280	\$63,300	\$70,320
HUD 80%	\$54,250	\$62,000	\$69,750	\$77,450
80% AMI	\$65,680	\$75,040	\$84,400	\$93,760
100% AMI	\$82,100	\$93,800	\$105,500	\$117,200

Sources: 2018 HUD Income Limits;  
City of Alexandria, Office of Housing

The following Area Median Income Table reflects income limits by household size as established by HUD on an annual basis.



### The Heritage at Old Town

Spanning three city blocks, The Heritage at Old Town comprises one mid-rise apartment building and 12 garden-style apartment buildings as shown in the map. The garden apartments front and help define the character of Route 1 South. Formerly referred to as Olde Towne West I and II, The Heritage at Old Town was constructed in two phases (the third phase of the development retained the name Olde Towne West III and is under separate ownership).

The first phase, constructed in 1976, consists of the 100-unit mid-rise and 72 garden apartments. Initially funded under the Section 236 Rental Assistance Program, 68 of the units in this phase have project-based Section 8 vouchers now operated under the Mark-Up-To-Market program. The contract for these units is subject to voluntary annual renewals each January.

The remaining 104 units are generally affordable to households earning between 70% and 75% of AMI. These units are also critically important to the City as the property accepts residents with Housing Choice Vouchers, and help diversify housing options in the area.

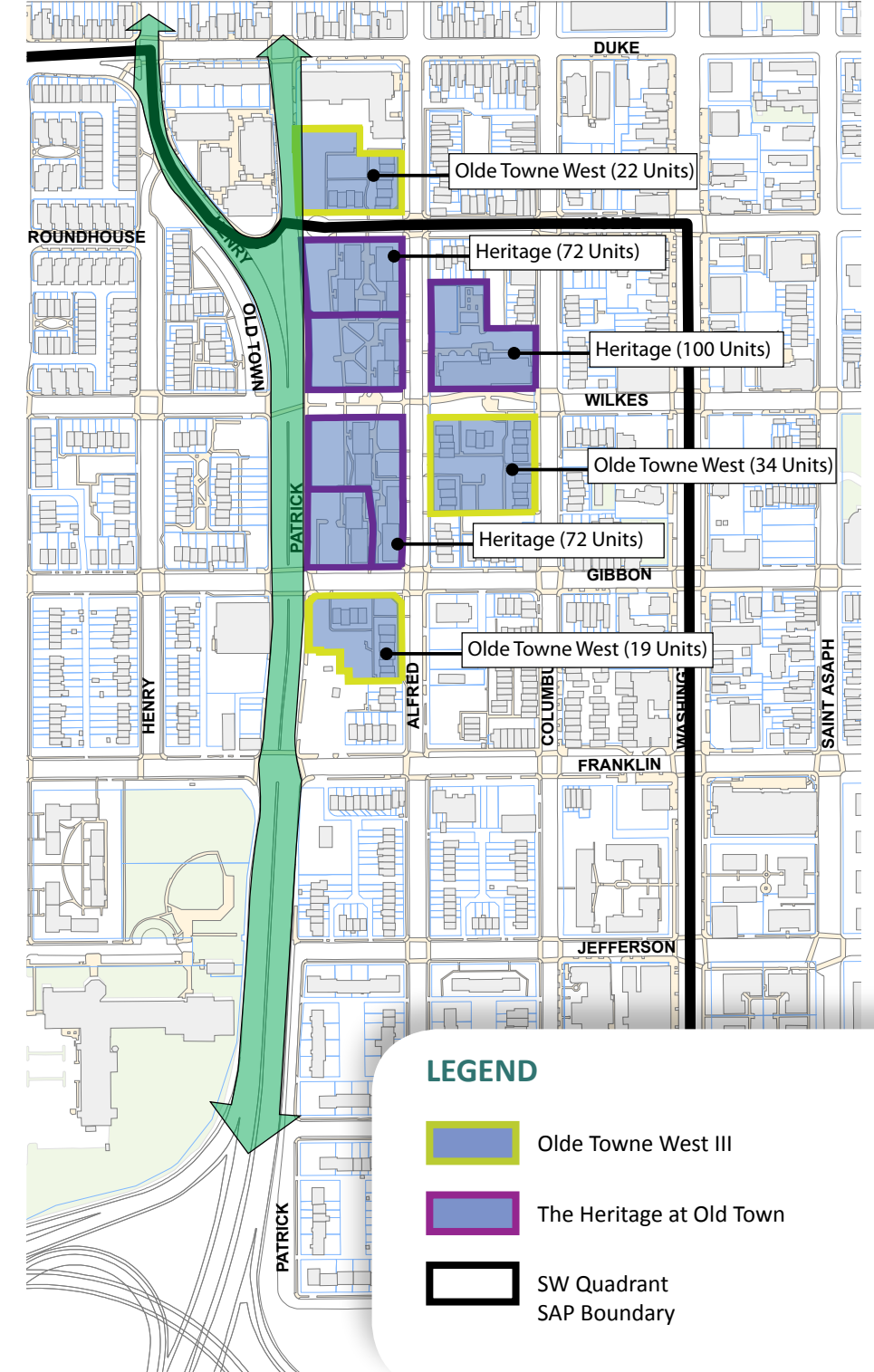
An additional 72 garden apartments were constructed in 1978 as part of the community's second phase of development. The project-based Section 8 contract for these units is also subject to voluntary annual renewals under the Mark-Up-To-Market program. Both project-based voucher contracts are administered by the U.S. Department of Housing and Urban Development (HUD).

### Olde Towne West III

Olde Towne West III is a 75-unit affordable rental townhouse community on three non-contiguous parcels (two additional units are offline which house the leasing office and maintenance facility). Owned by the neighboring Alfred Street Baptist Church (ASBC) since 2009, the units operate under a Section 8 Project-Based Voucher contract administered by the Virginia Housing Development Authority (VHDA) which is scheduled to sunset in late 2019/early 2020. Twenty-two of the units abut the boundary of the Southwest Quadrant to the north and are the subject of a current redevelopment application by ASBC through which the Church proposes to expand its worship space and supporting facilities immediately to the south of its current building; this application is being pursued separate from the Route 1 South planning process. (To mitigate the potential impact of the proposed redevelopment on the 22 households, ASBC is working with a local nonprofit developer, the Alexandria Housing Development Corporation (AHDC) to relocate impacted households to other comparable affordable housing within the City; to provide appropriate relocation support and resources; and to identify 22 new replacement units within the neighborhood or City.).

The remaining 55 units owned by ASBC are similarly subject to redevelopment as market pressures increase and their current affordability term expires.

It is also important to note that Olde Towne West III provides a critical source of deeply affordable family sized units with 35 three- and four-bedroom units.





## TENANT RESOURCES

The City is committed to providing outreach, education and training to tenants of The Heritage at Old Town and Olde Towne West III to promote a greater understanding of the planning and redevelopment processes. Tenants are encouraged to participate in ongoing community engagement efforts. Besides housing resources, support and resources to enhance household individual self-sufficiency and well-being will be offered.

Information will be shared continuously and consistently with tenants through a variety of means, including emails, flyers, phone calls, and texts to the extent feasible. A list of frequently asked questions about the planning, redevelopment, and relocation processes will be provided in languages needed to ensure information is accessible to those with limited English proficiency. Community forums, focus groups, workshops, and convenient office hours, paired with individual meetings, at the properties or other convenient locations in and around the focus area, will allow tenants to receive clear, timely, and responsive answers.

## TENANT NEEDS SURVEY

A tenant needs survey will be conducted in advance of relocation. This survey will be used for City-directed planning and cost estimation purposes and will not replace a more detailed needs assessment that will be conducted at the beginning of each relocation process. The survey will be used to project the scope and nature of tenant housing needs and the demand for supportive services. It will serve as an initial indicator of how many households wish to return.

The form and content of the survey will be developed with input from tenants, reviewed by a Resident Advisory Group, and administered by City staff. Staff will maintain confidentiality of information collected.

### TYPICAL SURVEY QUESTIONS MAY INCLUDE:

- How long have residents lived in the neighborhood and at their current address?
- What is the size and composition of each household?
- How many families have school-age children, elderly and/or disabled members?
- Who is each household's head of household?
- How many households are multi-generational or include extended family?
- How many households expect to add additional members in the next year?
- How many households have at least one employed adult?
- How much does each household earn? How many households are extremely low income (earn less than 30 percent of area median income), very low income (earn less than 50 percent of AMI), or low income (earn less than 80 percent of AMI)?
- How many residents hold Housing Choice Vouchers?
- What kinds of supportive services are residents interested in (e.g. homeownership counseling, credit counseling, senior services, job placement, etc.)?
- How many residents will require emergency or expedited relocation due to individual circumstances?
- How many residents will require special assistance to move?
- How much does each household pay for housing (rent, utilities)?
- How many residents want to change their housing status if feasible (e.g., renters wishing to become homeowners, etc.)?
- How many residents are interested in returning to the neighborhood if there is appropriate housing available?

RELOCATION REQUIREMENTS AND POLICIES

All relocation projects that receive federal assistance must create and implement a formal Residential Anti-Displacement and Relocation Assistance Plan, which identifies steps taken to minimize the displacement of residents, and details the kind and amount of relocation assistance available to households that are displaced as a direct result of demolition. Specifically, the federal Uniform Relocation Act and the City’s local relocation policies set standards for:

- 1. How and when displaced households are notified;
- 2. Advisory services to determine relocation needs and preferences of displaced persons, to explain available relocation assistance, and to provide counseling and service referrals, as well as other assistance in finding a replacement home;
- 3. Reimbursement for moving expenses; and
- 4. Replacement Housing Payments that displaced households will receive.

Relocation Plans will typically include:

- 1. An introductory section that outlines the purpose of the relocation plan, and the goals of relocation;
- 2. A description of the broader redevelopment project, and all relevant federal, state, and local relocation statutes;
- 3. A summary description of the households to be relocated from the Pre-Relocation Survey;
- 4. An explanation of the Relocation Assistance and Benefits to be provided, including a detailed outline of how relocation benefits will be calculated;
- 5. A step-by-step explanation of the relocation process;
- 6. An explanation of how the relocation plan will be implemented, including coordination of public agencies and private

contractors, a timeline, and a budget;

- 7. A listing of available housing resources for temporarily relocating residents, including information about prospective relocation neighborhoods, unit listings, and housing inventories;
- 8. A community consultation and communications plan that explains and provides a schedule for the range of community meetings, public hearings, focus groups, and other activities to be provided; and
- 9. An explanation of how records will be kept and confidentiality maintained.

OTHER SERVICES AND PROGRAMS

Partnerships with other City departments and non-profit organizations will provide opportunities for residents to build self-sufficiency and enhance their quality of life. The type of information and training sessions provided will be informed by the tenant needs survey. Potential topics could include:

- 1. Business and homeownership opportunities;
- 2. Job training and readiness through Workforce Development services and programs;
- 3. Department of Community and Human Services resources and programs; and
- 4. Credit and financial counseling.

HELPFUL CONTACTS:

Office of Housing 703-746-4990

- Landlord Tenant Relations Division—relocation and housing services
- Implementation Division—homeownership and rental accessibility programs

Department of Community and Human Services 703-746-5700

- Center for Children & Families
- Center for Adult Services
- Center for Economic Support

Alexandria Economic Development Partnership 703-739-3820

- Alexandria Small Business Development Center
- Capitol Post
- Bunker Labs DC
- BOOST Business Accelerator

The City of Alexandria Workforce Development Center—certified One Stop Center 703-746-5940

- Initiative for Employment not Welfare (VIEW) Program
- Workforce Innovation and Opportunity Act
- Supplemental Nutrition Assistance Program Employment Training (SNAPET)
- TeensWork!
- Refugee Employment Program
- Disability Employment and Veteran Services

RELOCATION OUTREACH

Relocation plans and all applicable governmental regulations will be presented in a non-technical way to tenants. Relocation process and benefit meetings will be held approximately every three to four months; as redevelopment applications progress, the frequency of tenant meetings and communication will increase.



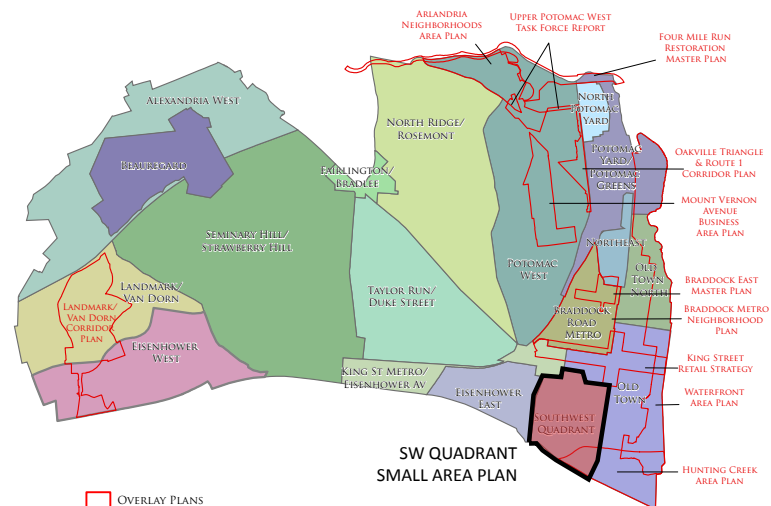
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# A.3 EXISTING CONDITIONS

## A.3

The existing 1992 Southwest Quadrant Small Area Plan (1992 SW Quadrant SAP) is one of 18 small area plans that make up the City of Alexandria, Virginia’s Master Plan. Located in the southeastern part of the City, Southwest Quadrant is bordered by Washington Street to the east, Duke Street to the North, Hoof Run to the West, and the Capital Beltway to the south. See Planning History for more detail on the 1992 SW Quadrant SAP.





PLANNING HISTORY

The [1992 Master Plan of the Southwest Quadrant](#) includes the areas outlined in Figure A1. The first area, seen in blue, is described in the first half of the Plan while the second area, seen in pink, is described in the Addendum portion of the Plan. The following depicts a summary of the entire Plan’s Goals, Objectives and Recommendations.

Goals and Objectives of the Plan

Goals (pg. 16 and pg. A10)

- 1. To preserve existing residential neighborhoods and uses;
- 2. To protect residential neighborhoods from inappropriate commercial uses and densities resulting from redevelopment of adjacent commercial and industrial properties;
- 3. To protect the historic character of S. Washington Street and the area north of Duke Street by moderating commercial redevelopment densities and heights;
- 4. To protect residential areas from through traffic resulting from redevelopment of the area;
- 5. To promote coordinated mixed use development on the Southern Properties and abutting commercial properties while minimizing traffic impacts to adjacent residential areas.

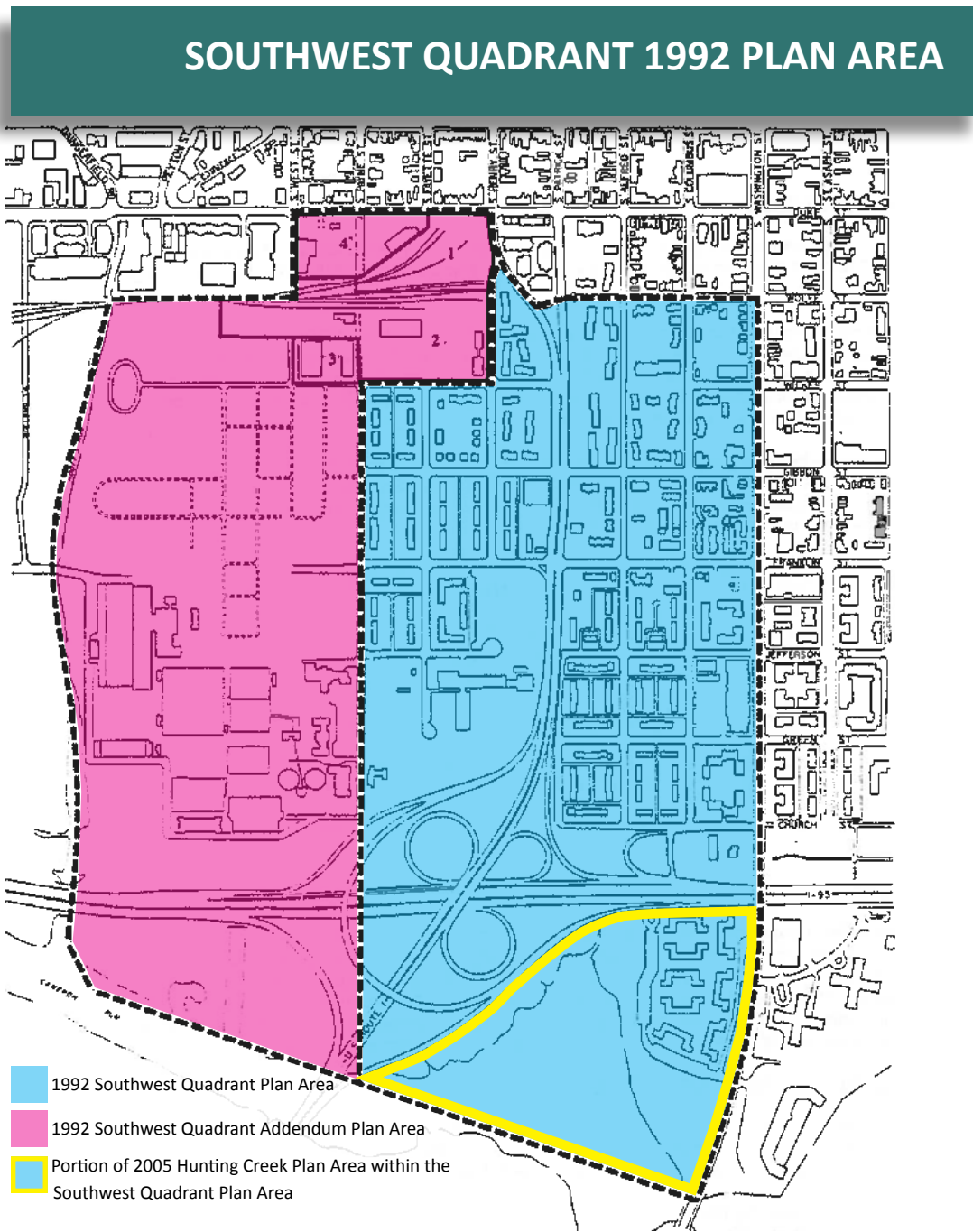
Objectives (pg. 16 and pg. A10)

- Rezone to residential existing residential uses which are now zoned commercial.
- Provide height, density and use transitions between existing residential uses and commercial, institutional, industrial properties, and future development.
- Reduce the scale and density of commercial development along S. Washington Street in scale with existing historic commercial uses.

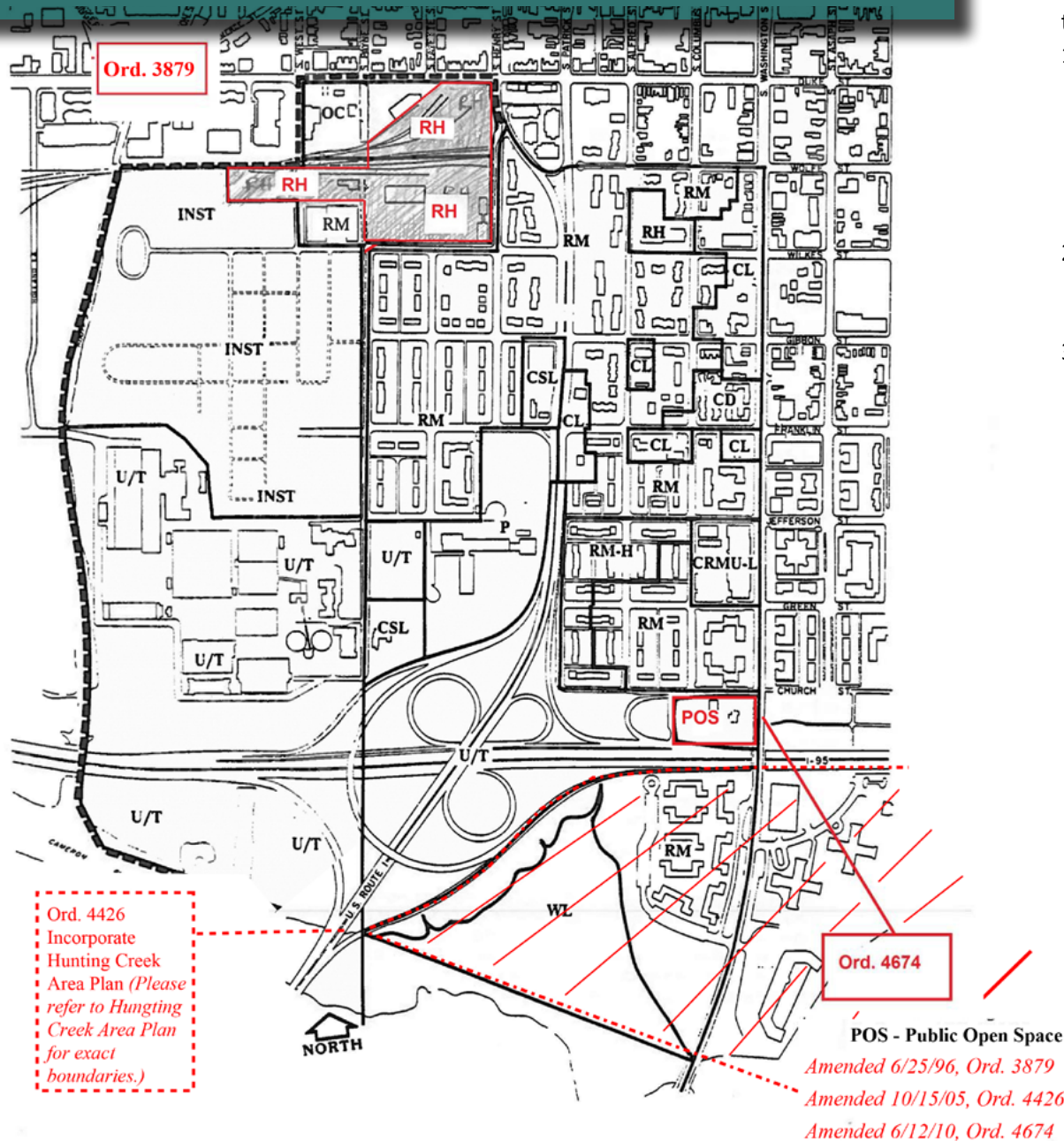
- Promote a moderate scale and density for future commercial development along Duke Street and a design which is compatible with the adjacent Old and Historic District.
- Prevent additional roadway connections which might induce commuter traffic through residential streets.
- Rezone industrially zoned properties that are used for institutional and utility purposes to zoning categories that are more appropriate for these uses.
- Promote coordinated mixed use development of the redevelopable commercial and industrial properties between West, Wilkes, S. Henry and Duke Street.
- That more attention be given to urban design in consideration of the gateway character of the Southwest Quadrant area.
- Explore the feasibility of constructing a bicycle path connection from Eisenhower Valley to the Mt. Vernon bike trail.

Transportation Recommendations (pg. 31 and A19)

- 1. Re-designate Gibbon Street between Route 1 and Washington Street from local street to an arterial street.
- 2. That the 300 block of S. Payne Street not connect through to the 500 block of S. Payne Street.
- 3. That the 200 block of S. Fayette Street not connect through to the 500 block of S. Fayette Street.
- 4. That Eisenhower Avenue not connect through to S. Henry Street.
- 5. Wolfe Street shall be allowed to connect to Holland Land for use as an outlet, but shall not come further into the Southwest Quadrant.
- 6. Extend the Old and Historic Alexandria boundary 100 feet south of Duke Street between Henry and West Streets.



# SOUTHWEST QUADRANT 1992 LAND USE PLAN



Since Plan adoption in 1992, there have been three Master Plan Amendments, including:

1. A change in land use designation from RM to RH; an increase in height from 45 to 60 ft within additional 20 ft for a limited number of rooftop architectural features on the southwest corner of Duke and Henry Streets (Ord. 3879).
2. A change in land use designation from CL to POS at 1001 S. Washington Street and 714 Church Street (Ord. 4674).
3. The [Hunting Creek Area Plan](#), a supplemental plan adopted October 2005 by [Ordinance 4426](#), includes a portion of the Southwest Quadrant Plan Area between the Capital Beltway and Washington Street (shown in the yellow outline in Figure 1). This Plan has a particular focus on affordable housing, neighborhood reinforcement, and enhanced connectivity to surrounding neighborhoods

and the waterfront.

The [Transitway Corridors Feasibility Study](#), completed in 2012, reviewed the possibility of high capacity transit on three corridors to fill the City's transit needs. Corridor A included several concepts, including Concept 3 that extended from Braddock Metro station south to Fairfax County along Route 1. After an extensive public engagement process, the Corridor Work Group recommended resources focus on local mobility and circulation through other means besides high-capacity transit as such service in this area of the City was not seen as a priority.



# SOUTHWEST QUADRANT DEMOGRAPHICS



AVERAGE  
HOUSEHOLD SIZE

1.92



UNDER AGE 5

11%

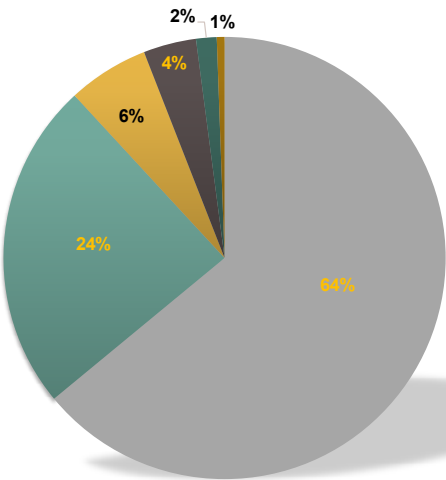


MEDIAN AGE

38.7

## RACE + ETHNICITY

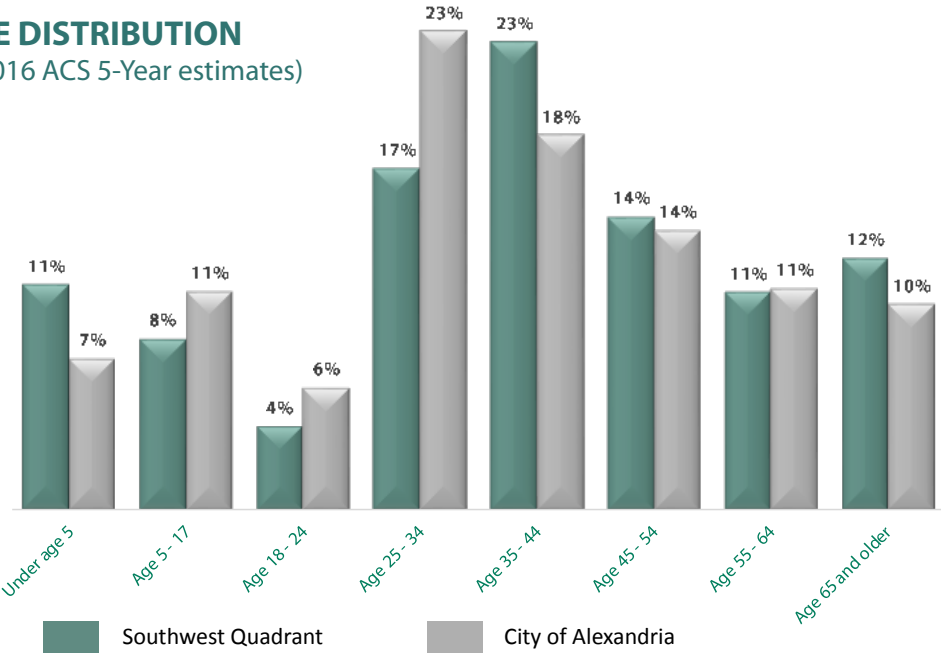
(2012 - 2016 ACS 5-Year estimates)



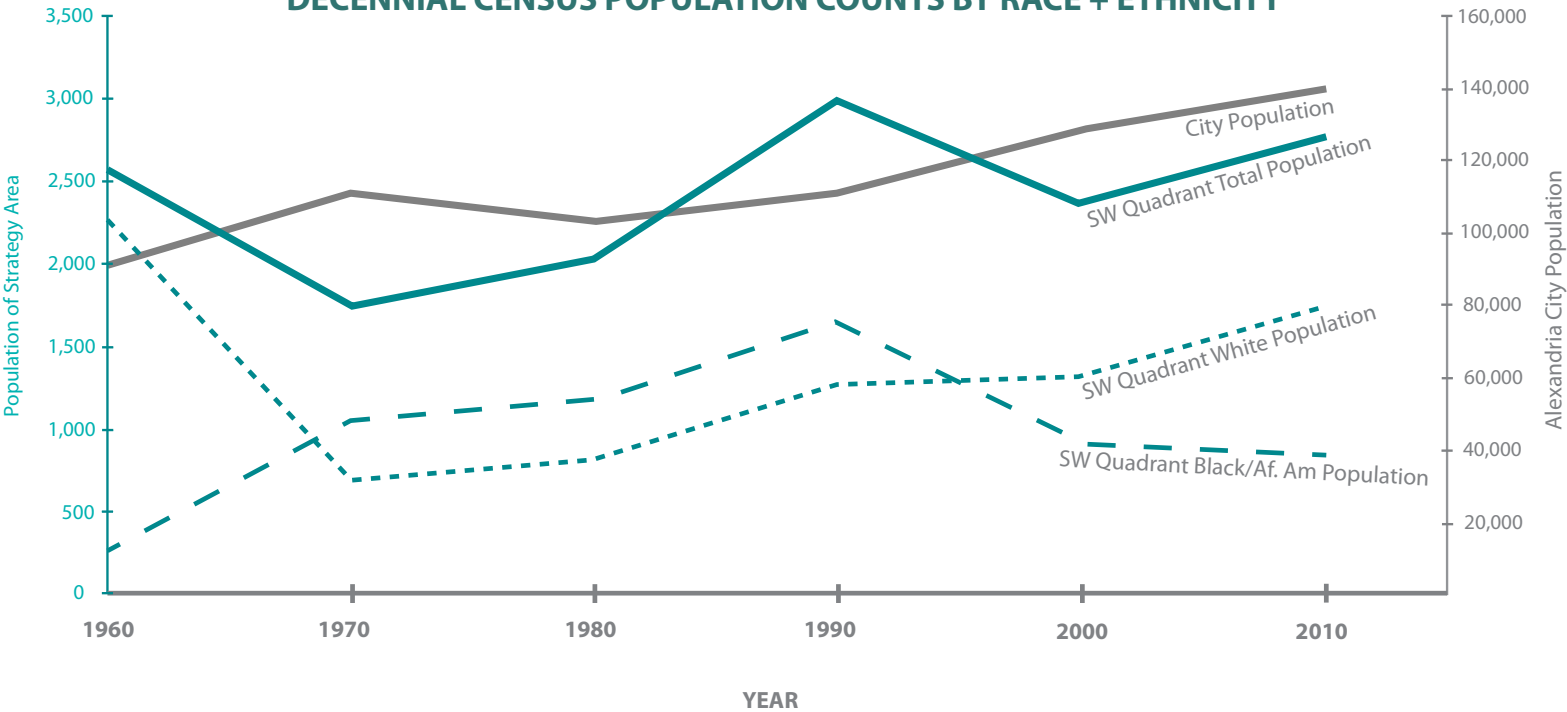
- non-Hispanic White
- non-Hispanic Black or African American
- Hispanic or Latino
- non-Hispanic other race
- non-Hispanic Asian
- non-Hispanic American Indian and Alaska Native

## AGE DISTRIBUTION

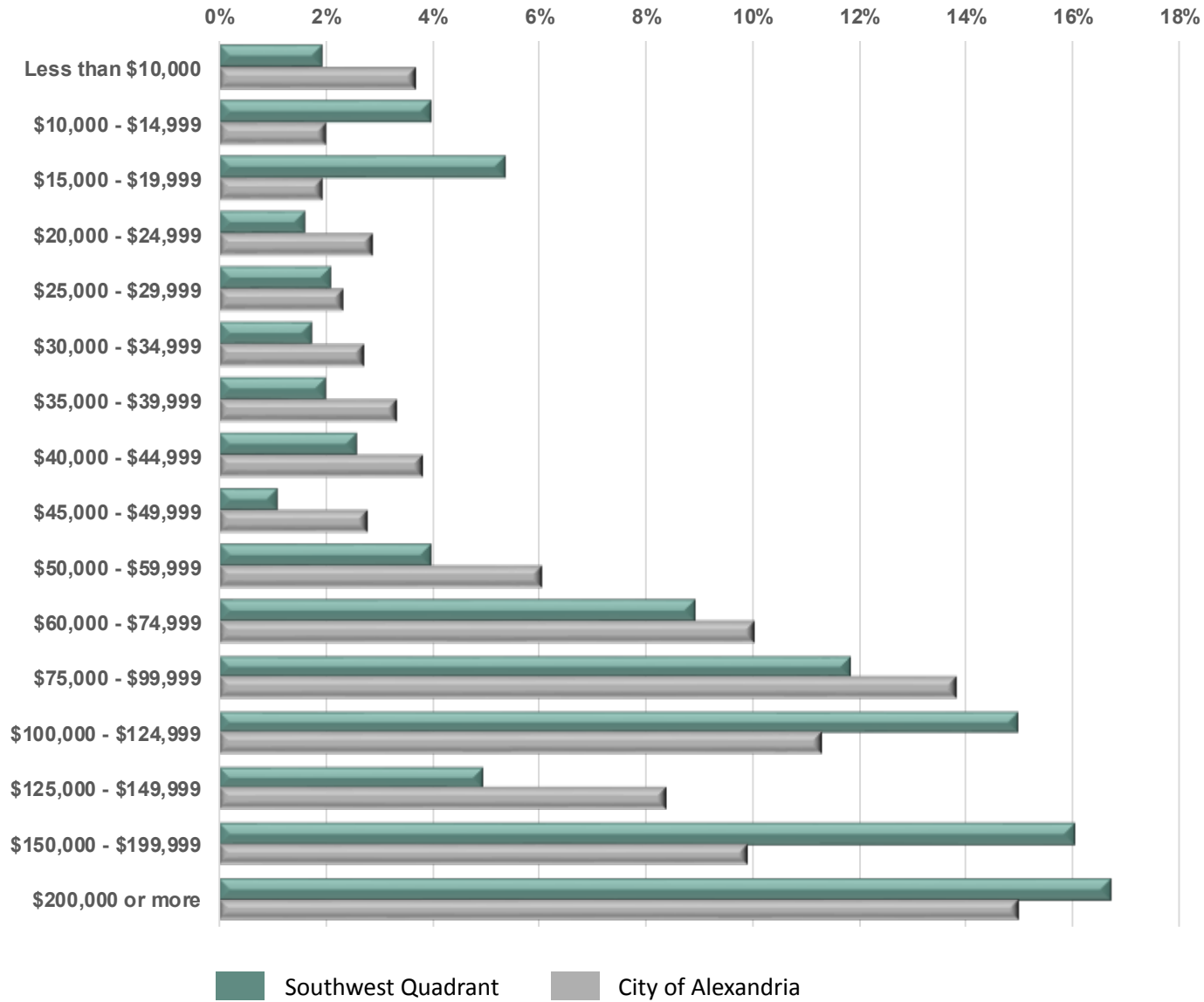
(2012 - 2016 ACS 5-Year estimates)



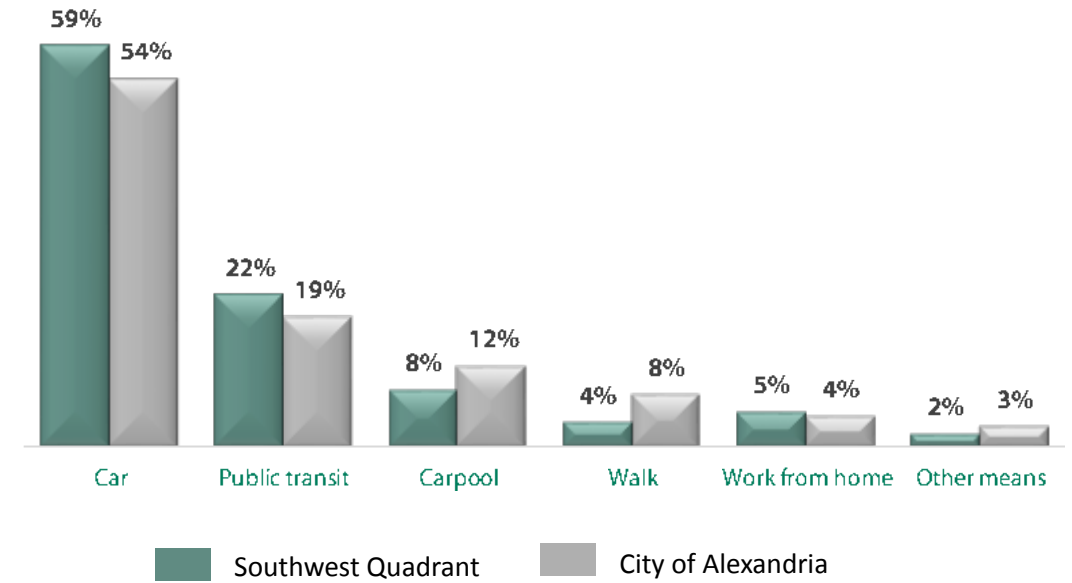
## DECENNIAL CENSUS POPULATION COUNTS BY RACE + ETHNICITY



### INCOME DISTRIBUTION (2012 - 2016 ACS 5-Year estimates)



### MODE OF COMMUTE TO WORK (2012 - 2016 ACS 5-Year estimates)



IN LABOR FORCE

**81.6%**



MEDIAN HOUSEHOLD INCOME

**\$104,688**



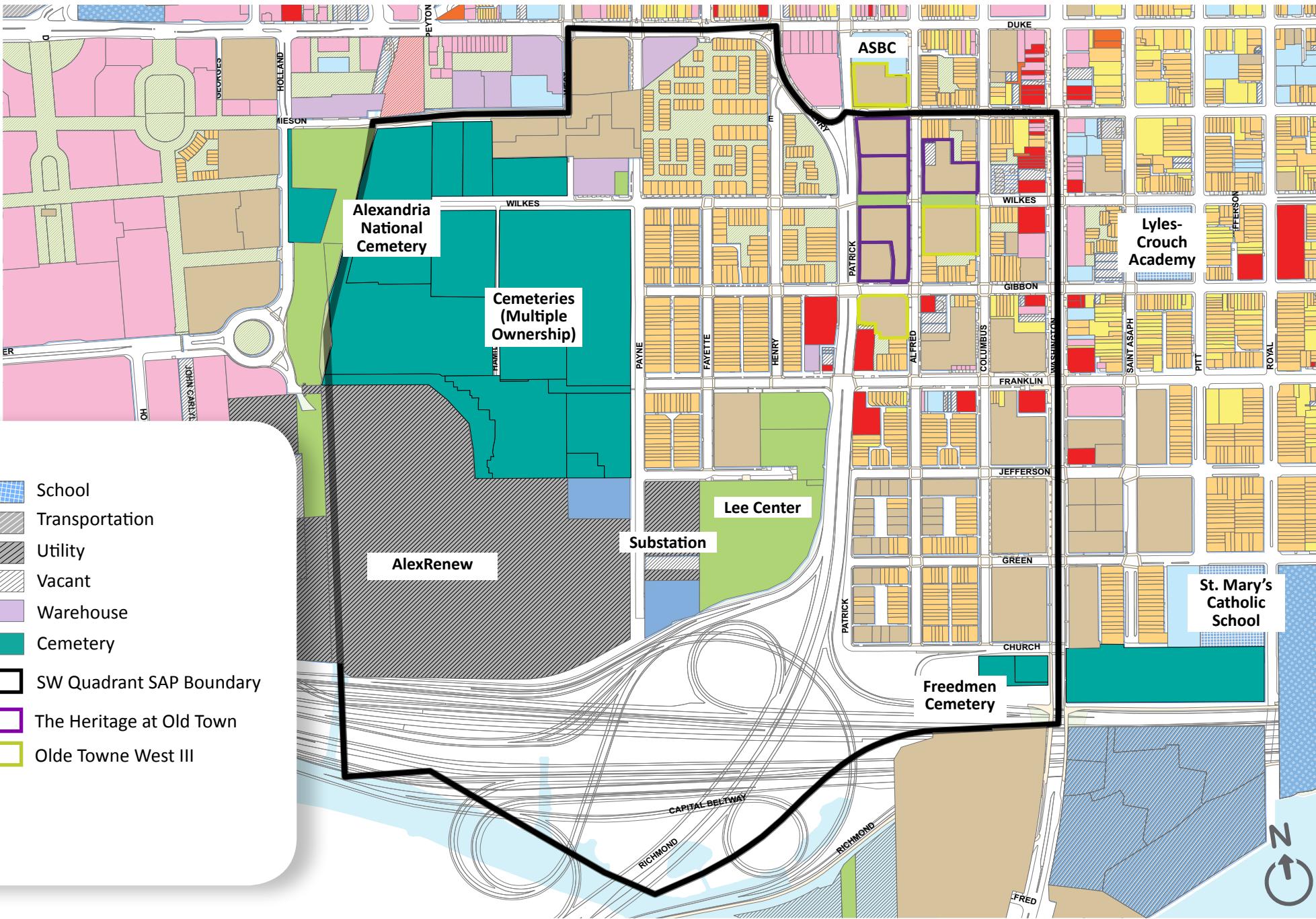
EXISTING LAND USE

The existing land uses in the SW Quadrant SAP are primarily residential and institutional with a limited number of commercial/retail sites.

The location of the AlexRenew facility, the substation, and the cemeteries along the western edge places limitations to diversifying the land use mix in the plan area.

LEGEND

- Common Area
- Government - City
- Hotel/Motel
- Institutional
- Mixed-Office w/ Retail
- Mixed-Residential w/ Retail
- Mixed Residential
- Office
- Recreation and Parks
- Res - Multi-Family
- Res - SF Attached
- Res - SF Detached
- Retail/Service
- School
- Transportation
- Utility
- Vacant
- Warehouse
- Cemetery
- SW Quadrant SAP Boundary
- The Heritage at Old Town
- Olde Towne West III

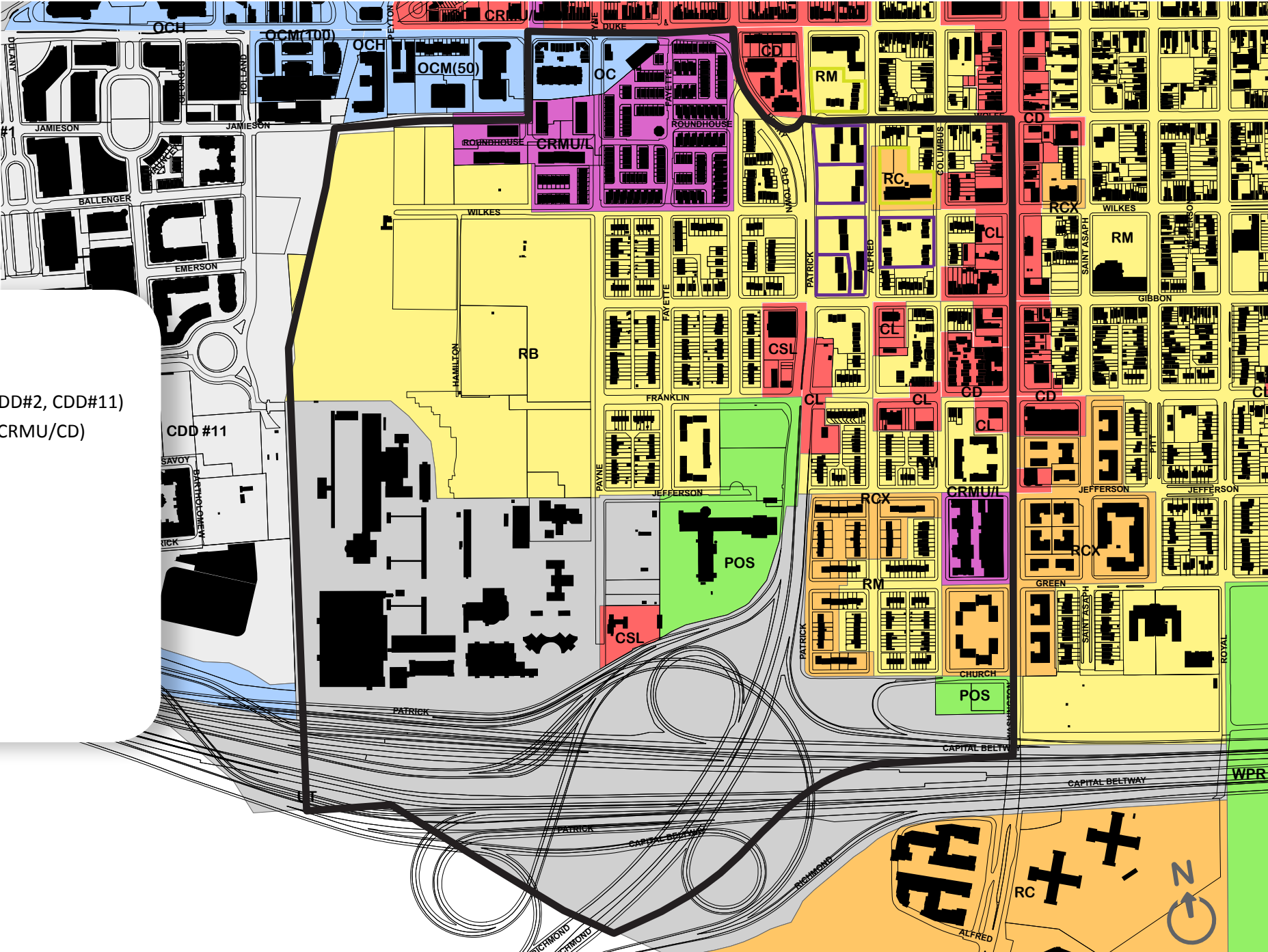


EXISTING ZONING

The existing zoning has largely been established through the 1992 SW Quadrant Small Area Plan with the RB (residential low) making up the majority of the plan area with limited commercial and mixed-use zones.

LEGEND

- Commercial (CD, CSL, CL)
- Coordinated Development Districts (CDD#1, CDD#2, CDD#11)
- Commercial Residential Mixed-Use (CRMU/L, CRMU/CD)
- Office (OC, OCH, OCM(50), OCM(100))
- Public Open Space (POS)
- Residential Low (RB, RM)
- Residential High (RC, RCX)
- Utility and Transportation (UT)
- SW Quadrant SAP Boundary
- The Heritage at Old Town
- Olde Towne West III





EXISTING HEIGHT LIMITS

The maximum allowable building height limits are generally consistent with the underlying zone and the Height District map with a couple of exceptions. The Heritage at Old Town mid-rise building has a height limit of 62’ per the 1992 SW Quadrant SAP which conflicts with the allowable 150’ per the underlying RC zone.




Additionally, the 1992 SW Quadrant SAP does not match the subsequently approved SUP for the Old Town Village residential development as shown in the map.

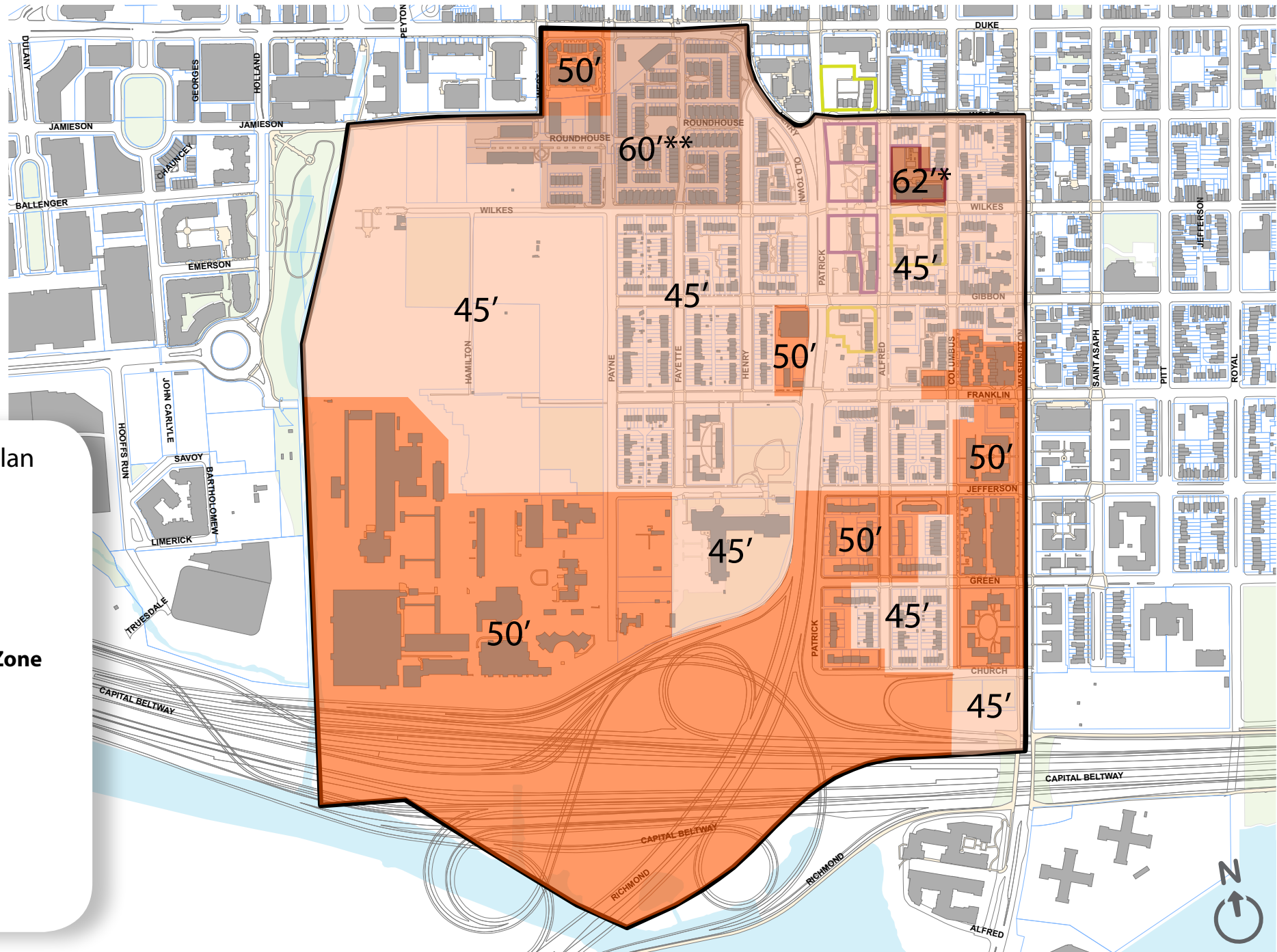
Per Southwest Quadrant Small Area Plan  
Height Limits - Map 15

45'	50'	62'*	60'**
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Notes:

- \* 62’ Per the SW Quadrant SAP -  
50’ Per Distric Height Map #1 Historic
- \*\* SUP 96-0056 Permitted under CRM-L Zone  
45’ e. of Payne Street  
65’ w. of Payne Street  
50’ n. of Wolfe Street  
45’ s. of Wolfe Street

-  SW Quadrant SAP Boundary
-  The Heritage at Old Town
-  Olde Towne West III



EXISTING BUILDINGS BY YEAR BUILT/  
LAST MAJOR RENOVATION

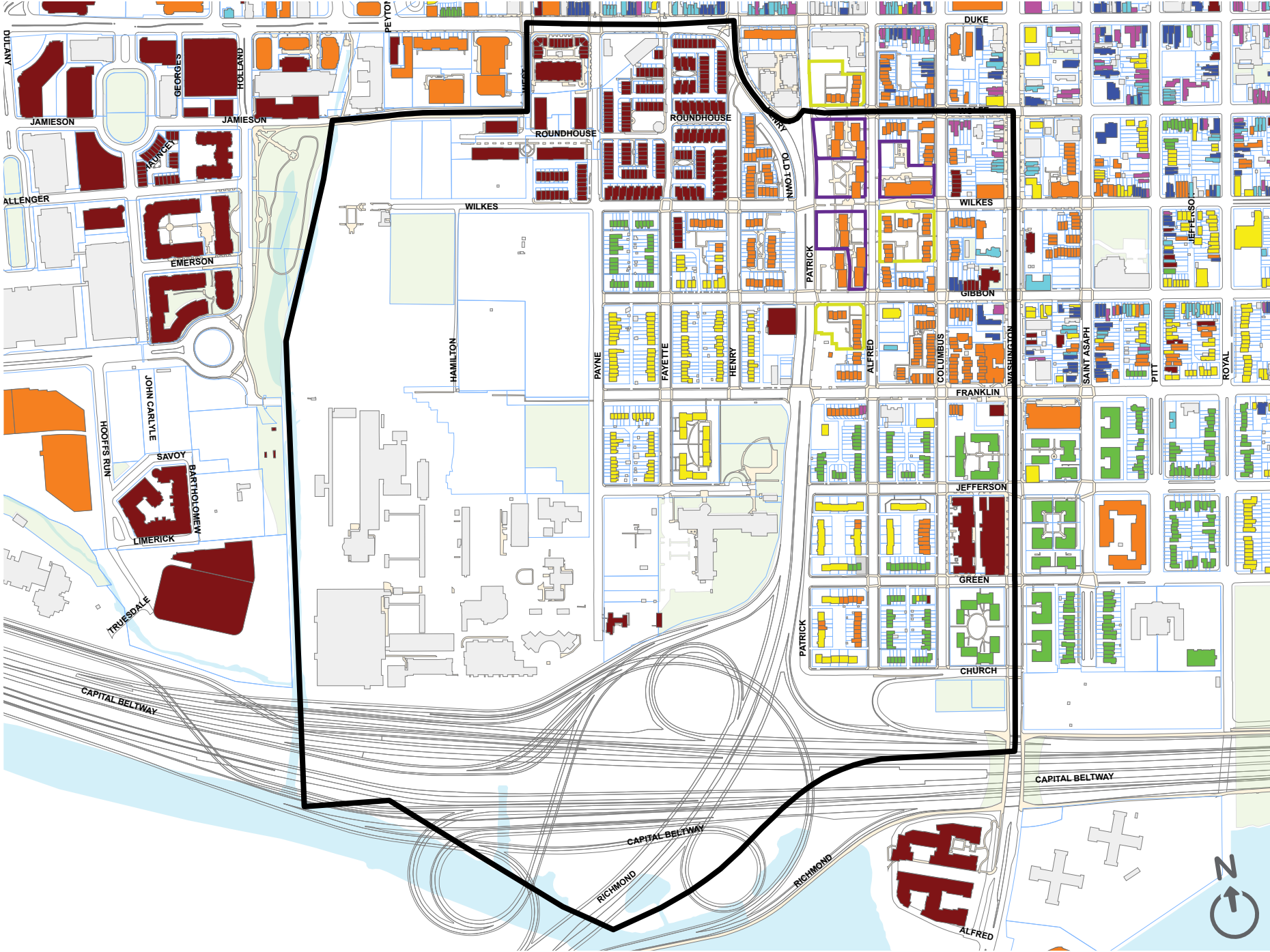
The majority of the residential structures in the SW Quadrant SAP was developed in the mid 20th Century as a result of the urban renewal project, known as The Dip, that took place in the plan area. In addition the plan area includes a number of post war garden style apartments, primarily along Washington Street.

A limited number of development activity occurred since the development of the Old Town Village in the late 1990s, the most recent being Wilkes Row constructed in 2016.

LEGEND

- 1796-1835
- 1836-1875
- 1876-1913
- 1914-1943
- 1944-1966
- 1966-1991
- 1992-2017

- SW Quadrant SAP Boundary
- The Heritage at Old Town
- Olde Towne West III





EXISTING OPEN SPACE NETWORK

Publicly Owned Open Space:

- Lee Center: 9.04 acres
- Lyles-Crouch School: 1.14 acres
- Freedmen Cemetery: 1.11 acres
- AlexRenew: 3.74 acres
- Wilkes Street (2 block park): 0.7 acres
- African American Heritage Memorial Park: 6.4 acres

Total: 22.13 acres

Private with Public Access:

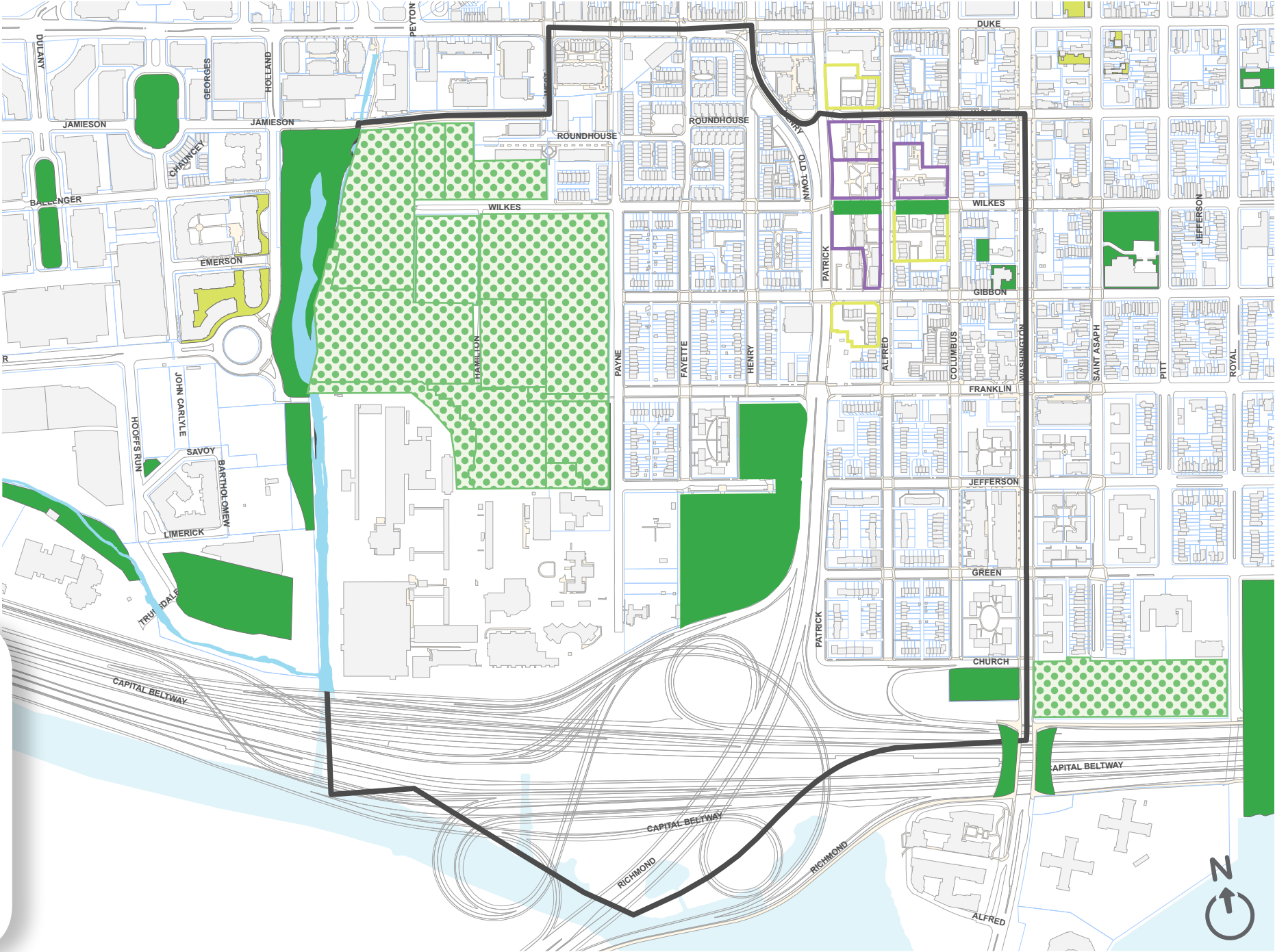
- Cemeteries: 40 acres
- St. Mary’s Catholic Cemetery: 4.4 acres

Total: 44.4 acres

Total Public Open Space  
66.53 acres

LEGEND

- Public Open Space
- Private Open Space
- Private Open Space with Public Access
- SW Quadrant SAP Boundary
- The Heritage at Old Town
- Olde Towne West III







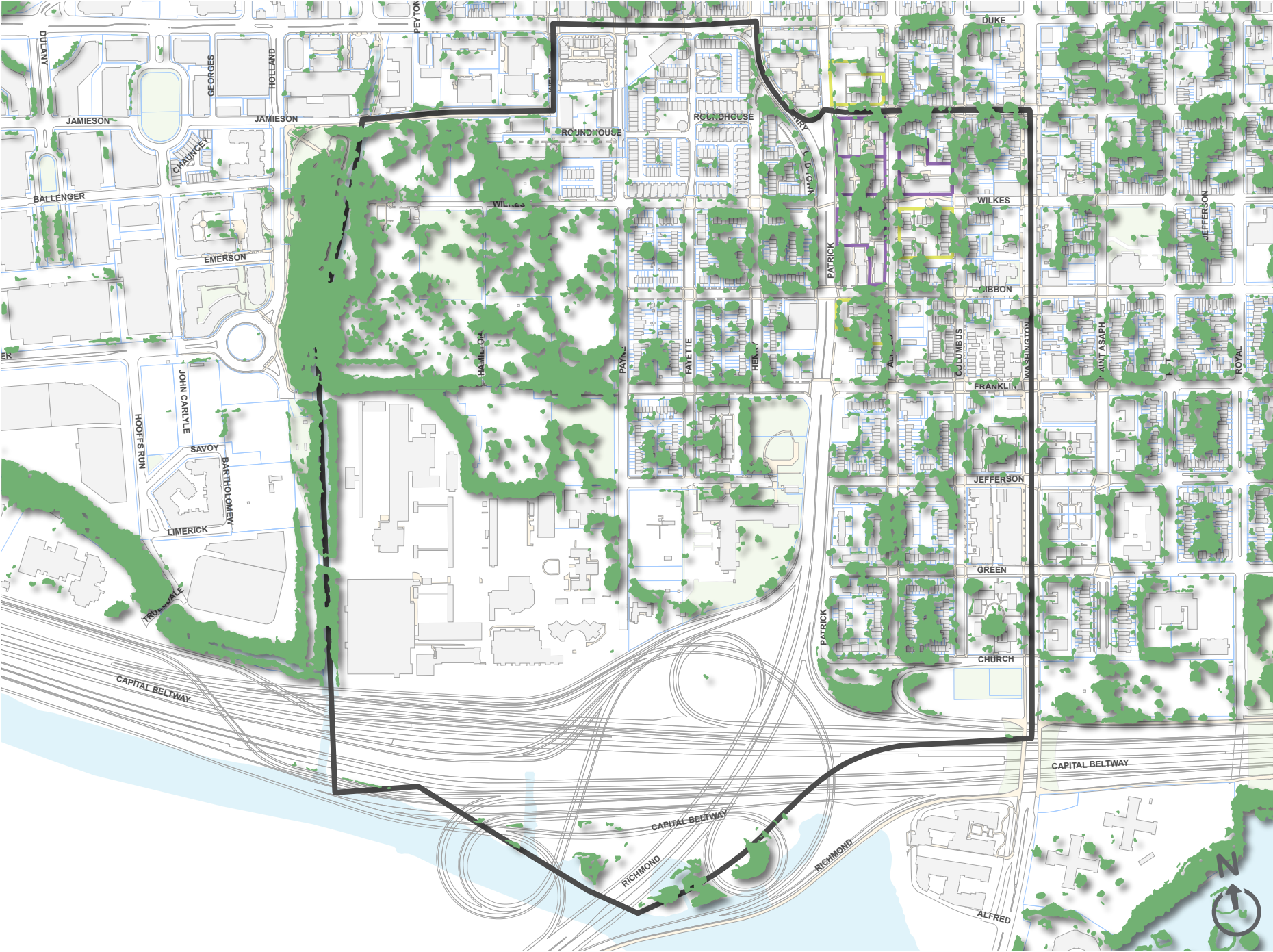


EXISTING TREE CANOPY

Mature trees and a lush tree canopy is a defining characteristic of the Route 1 South core area and Southwest Quadrant as a whole. The tree canopy coverage is about 19% of SW Quadrant Plan Area.

LEGEND

-  Tree Canopy
-  SW Quadrant SAP Boundary
-  The Heritage
-  Olde Towne West III

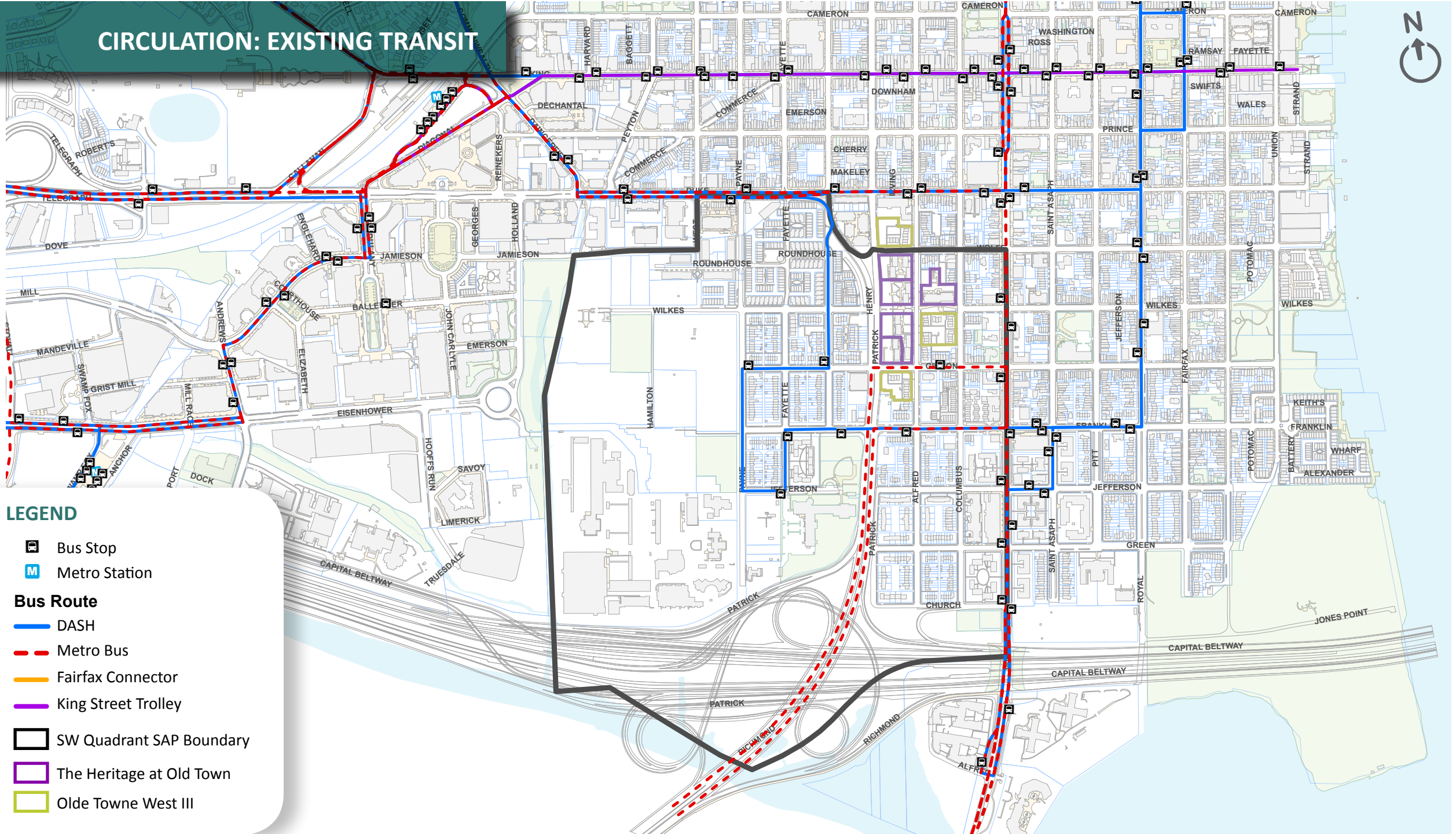




[illegible]



# CIRCULATION: EXISTING TRANSIT



## LEGEND

- Bus Stop
- Metro Station

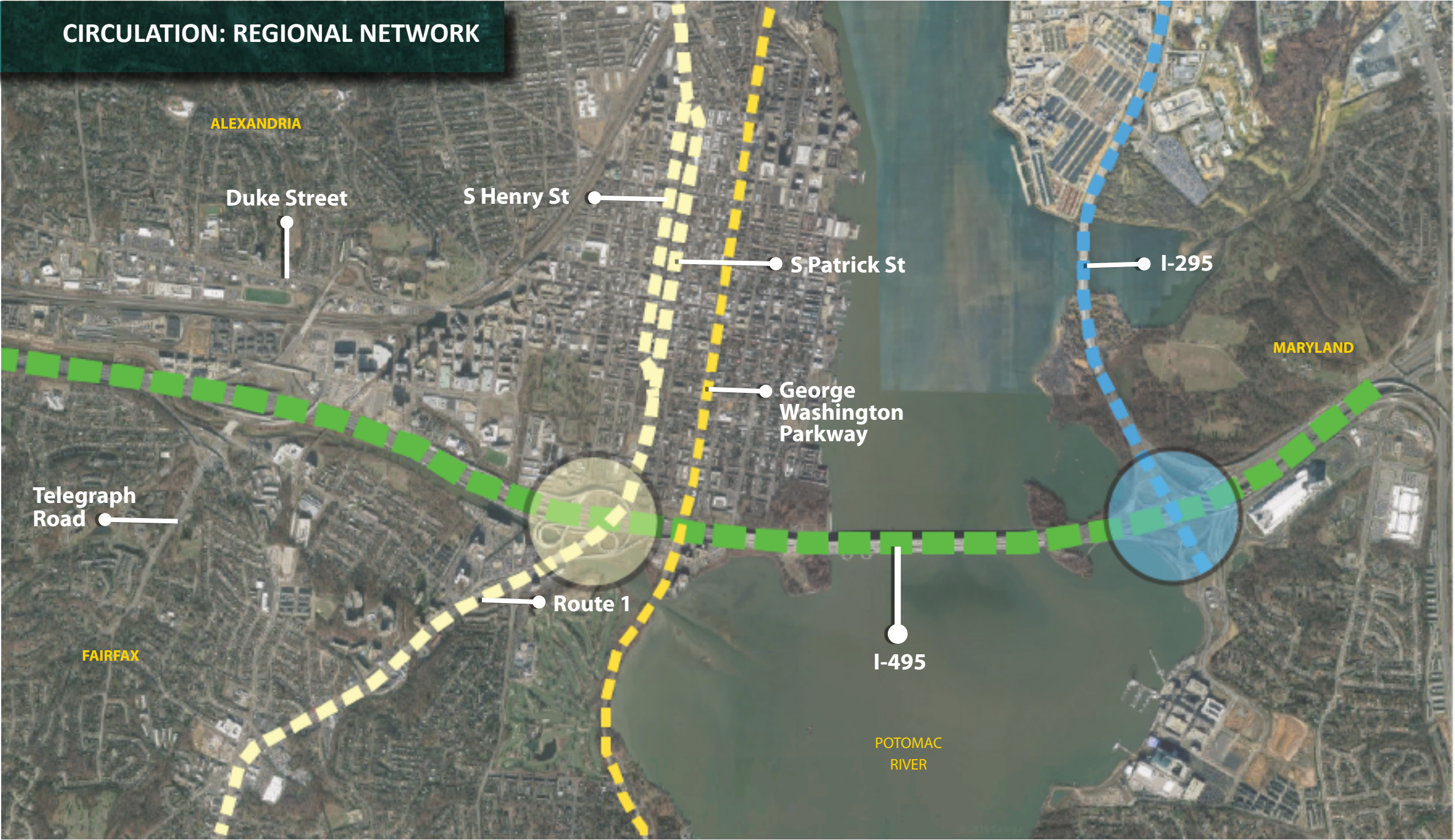
## Bus Route

- DASH
- Metro Bus
- Fairfax Connector
- King Street Trolley

- SW Quadrant SAP Boundary
- The Heritage at Old Town
- Olde Towne West III



CIRCULATION: REGIONAL NETWORK





CIRCULATION

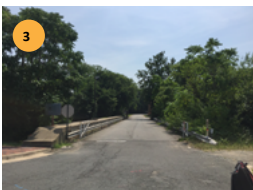
The Southwest Quadrant has many barriers to circulation, including private streets, bollards, arm barricades, the raised median along Duke Street between West and Henry Street, the soundwalls, and Alex Renew Enterprise’s secure facility.



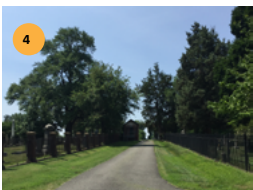
Future Old Cameron Run Trail (not open yet)



Alex Renew Enterprise Secure Facility



Alex Renew Enterprise Secure Facility



Wilkes Street at Cemetery termination



Private Development (Right out only)



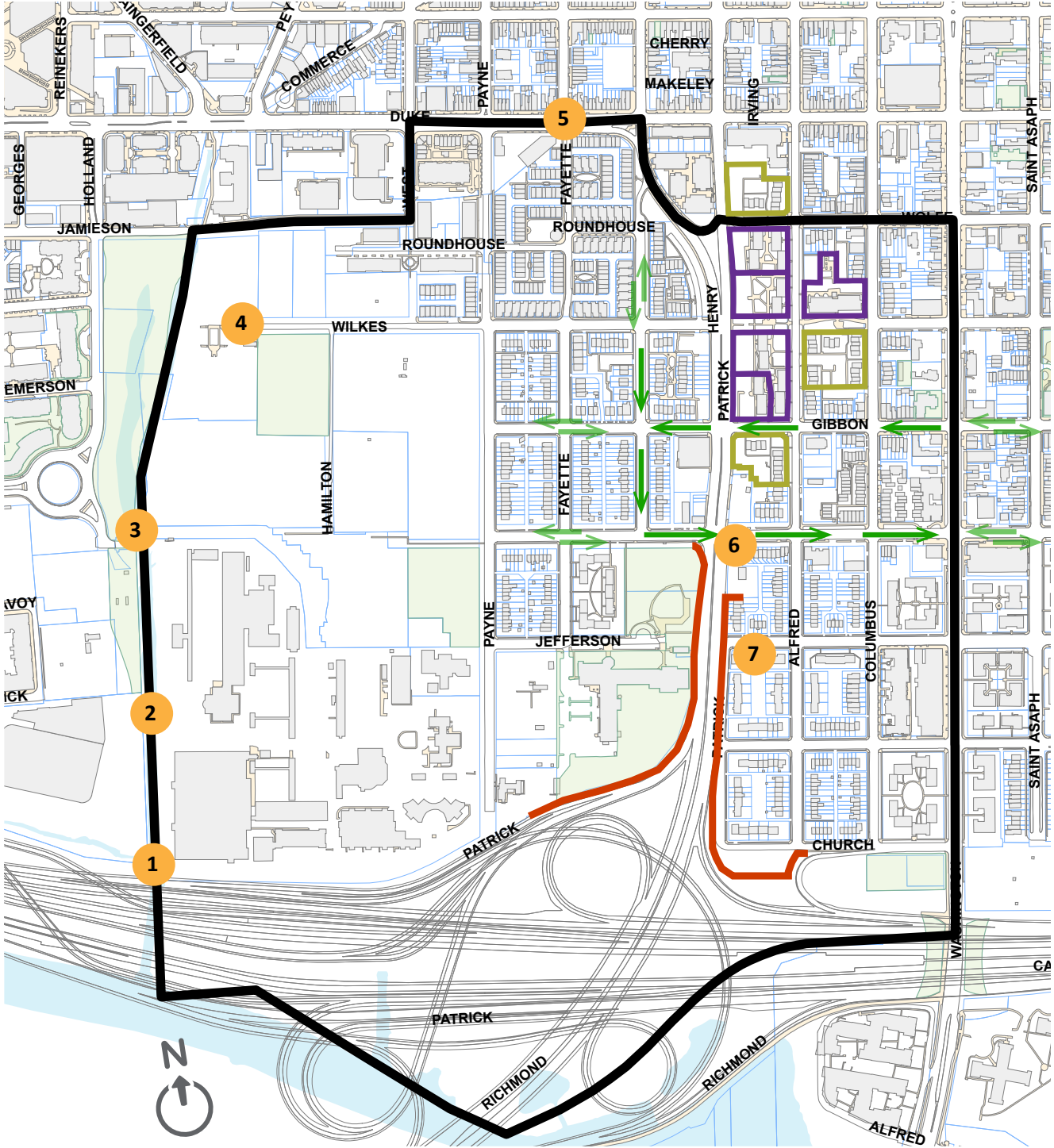
Rt 1 sound wall at Franklin Street



S Patrick St looking at Rt 1 sound wall

LEGEND

- One-way traffic street
- Soundwall
- SW Quadrant SAP Boundary



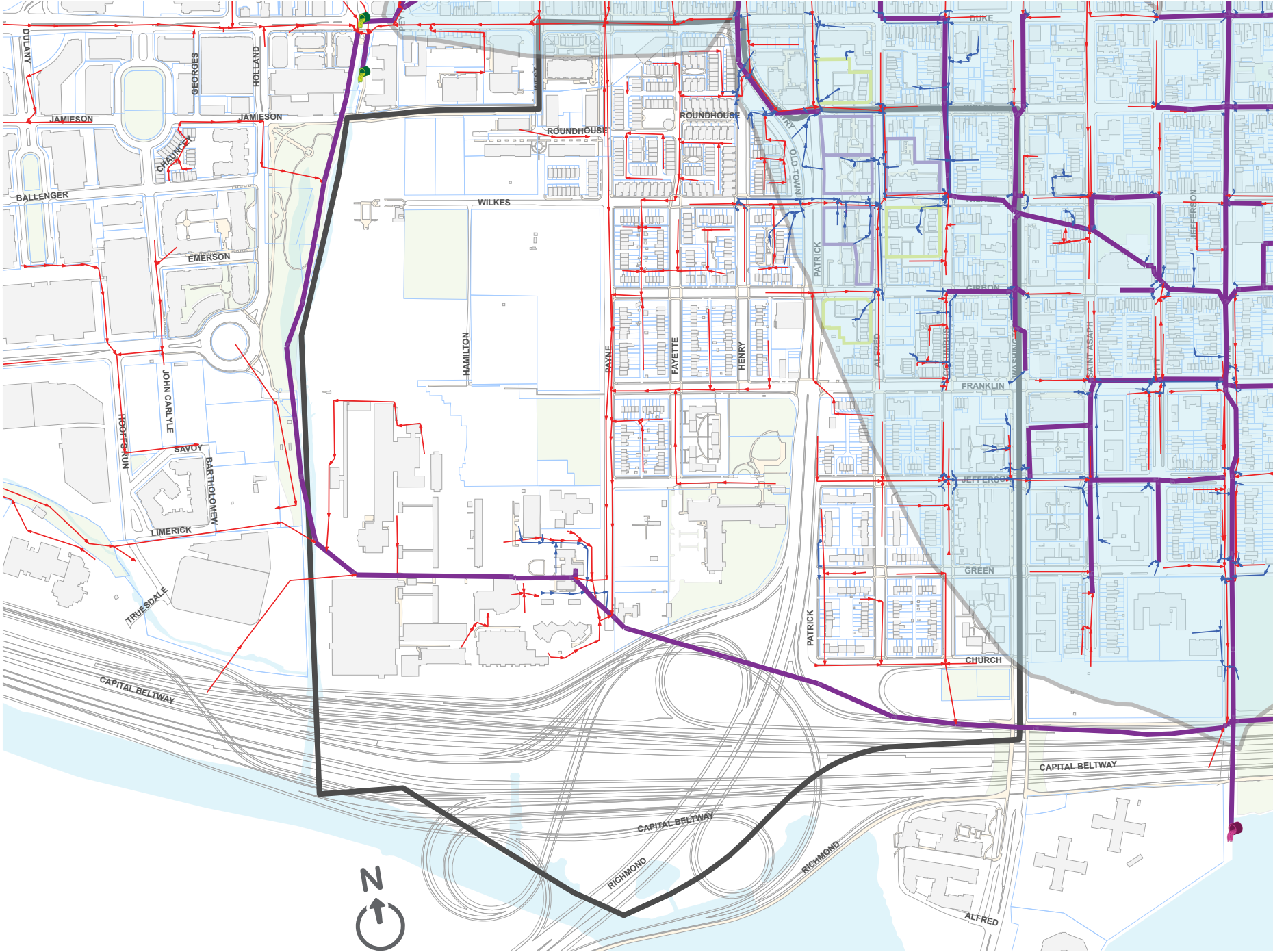
INFRASTRUCTURE: CSO & SEWER LINES

A portion of the SW Quadrant plan area lies within the City’s combined sewershed with two combined sewer outfalls; Duke Street CSO-003 and Hoof’s Run CSO-004.

[The Memorandum to Industry No. 07-14](#) outlines the development requirements for the combined service area.

LEGEND

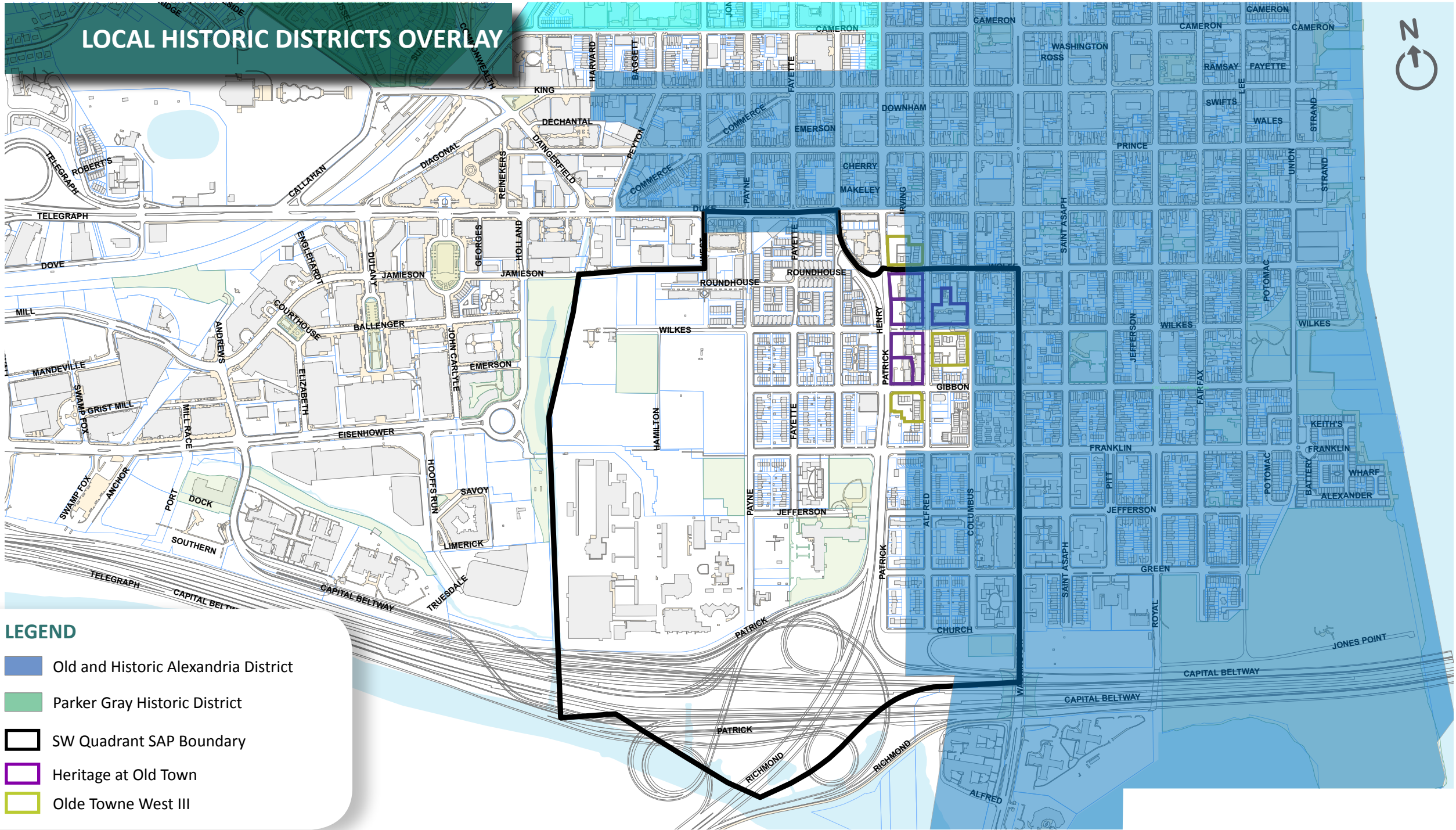
- Combined Sewershed Area
- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Combined Sewer Outfall
- SW Quadrant SAP Boundary
- The Heritage at Old Town
- Olde Towne West III







Portions of the Strategy area lie within the Old and Historic Alexandria (OHAD) historic district, a locally regulated preservation district within the city. The OHAD boundary was established in 1946, amended in 1951 and 1965, and has remained unchanged since that time. The Board of Architectural Review (BAR) reviews all buildings located wholly or partially within the OHAD boundary. The OHAD is intended to retain and protect buildings with architectural significance. The existing apartments, commercial buildings and gas stations on the redevelopment sites would likely not meet this objective. While the Strategy does not recommend amending the OHAD boundary, the Strategy provides significant recommendations within Chapter 3 to ensure high quality design, materials and compatibility for new buildings within the neighborhood. Additionally, redevelopment of Blocks 1 and 2, which are located within the OHAD boundary, will require BAR review.





# HISTORIC RESOURCES

## LEGEND

### THEMES

- African American Life
- Institutional
- Transportation
- Industry
- Military
- Cemeteries

### NEIGHBORHOODS

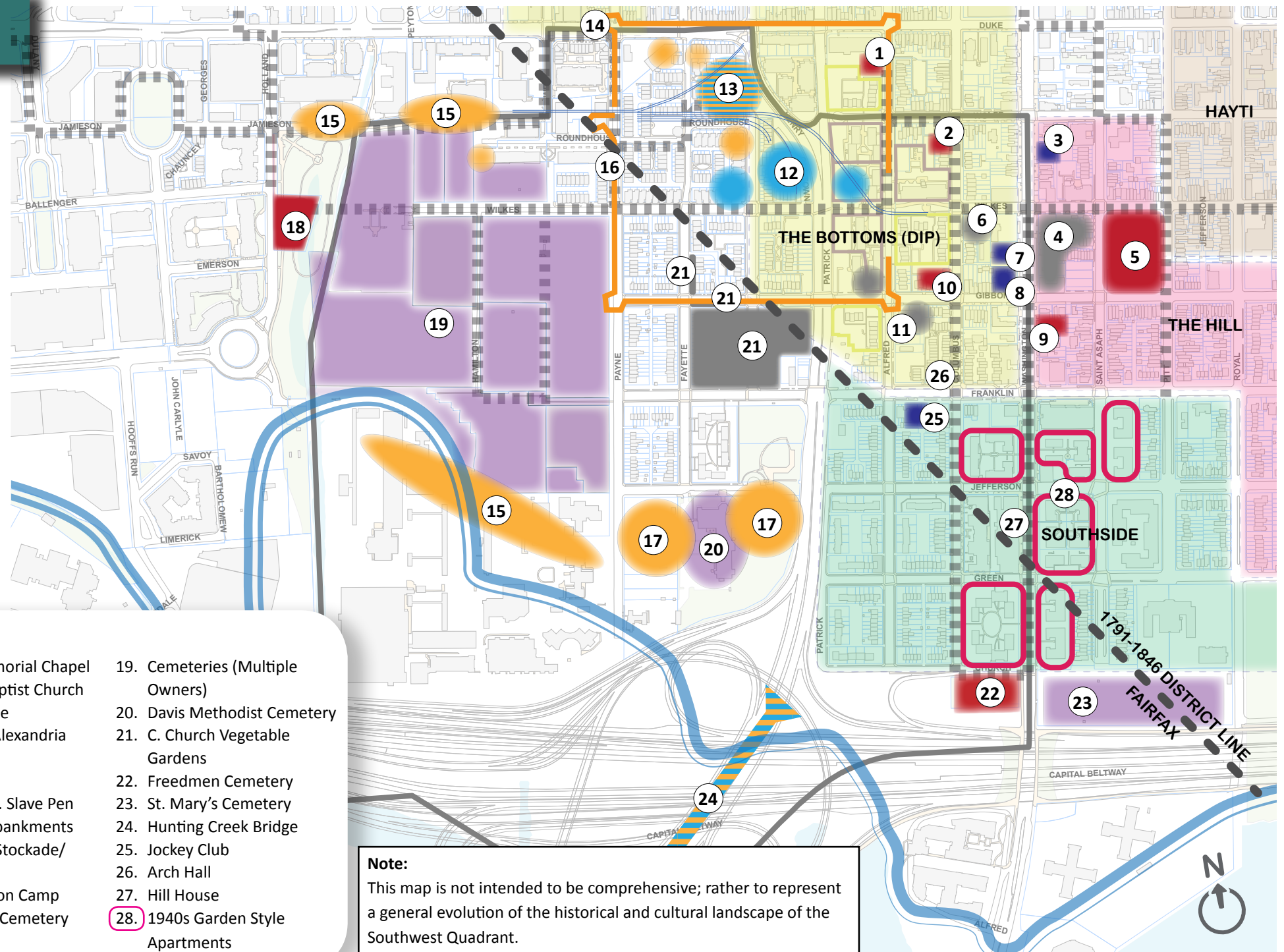
- Hayti
- The Hill
- The Bottoms (Dip)
- Southside
- 1927 Historic Shoreline
- Heritage Trails - See [alexandriava.gov/heritagetrails](http://alexandriava.gov/heritagetrails) for complete maps

## SITE KEY

- |                                     |  |                                   |
|-------------------------------------|--|-----------------------------------|
| 1. Alfred Street Baptist Church     | 9. Robert's Memorial Chapel              | 19. Cemeteries (Multiple Owners)  |
| 2. Odd Fellows Home                 | 10. Hepsabon Baptist Church              | 20. Davis Methodist Cemetery      |
| 3. Washington Public School/Academy | 11. Bottling House                       | 21. C. Church Vegetable Gardens   |
| 4. C.C. Smoot and Sons Tannery      | 12. Orange and Alexandria Railroad       | 22. Freedmen Cemetery             |
| 5. Lyles-Crouch Academy             | 13. Roundhouse                           | 23. St. Mary's Cemetery           |
| 6. Century Mftg Co. Shirt Factory   | 14. 1315 Duke St. Slave Pen              | 24. Hunting Creek Bridge          |
| 7. Queen Anne Style House           | 15. Civil War Embankments                | 25. Jockey Club                   |
| 8. Historic Clubhouse "Old Club"    | 16. Fort Haupt - Stockade/Soldier's Rest | 26. Arch Hall                     |
|                                     | 17. Civil War Union Camp                 | 27. Hill House                    |
|                                     | 18. Black Baptist Cemetery               | 28. 1940s Garden Style Apartments |

### Note:

This map is not intended to be comprehensive; rather to represent a general evolution of the historical and cultural landscape of the Southwest Quadrant.



THEMATIC  
CHARACTERISTICS

MILITARY

INDUSTRY

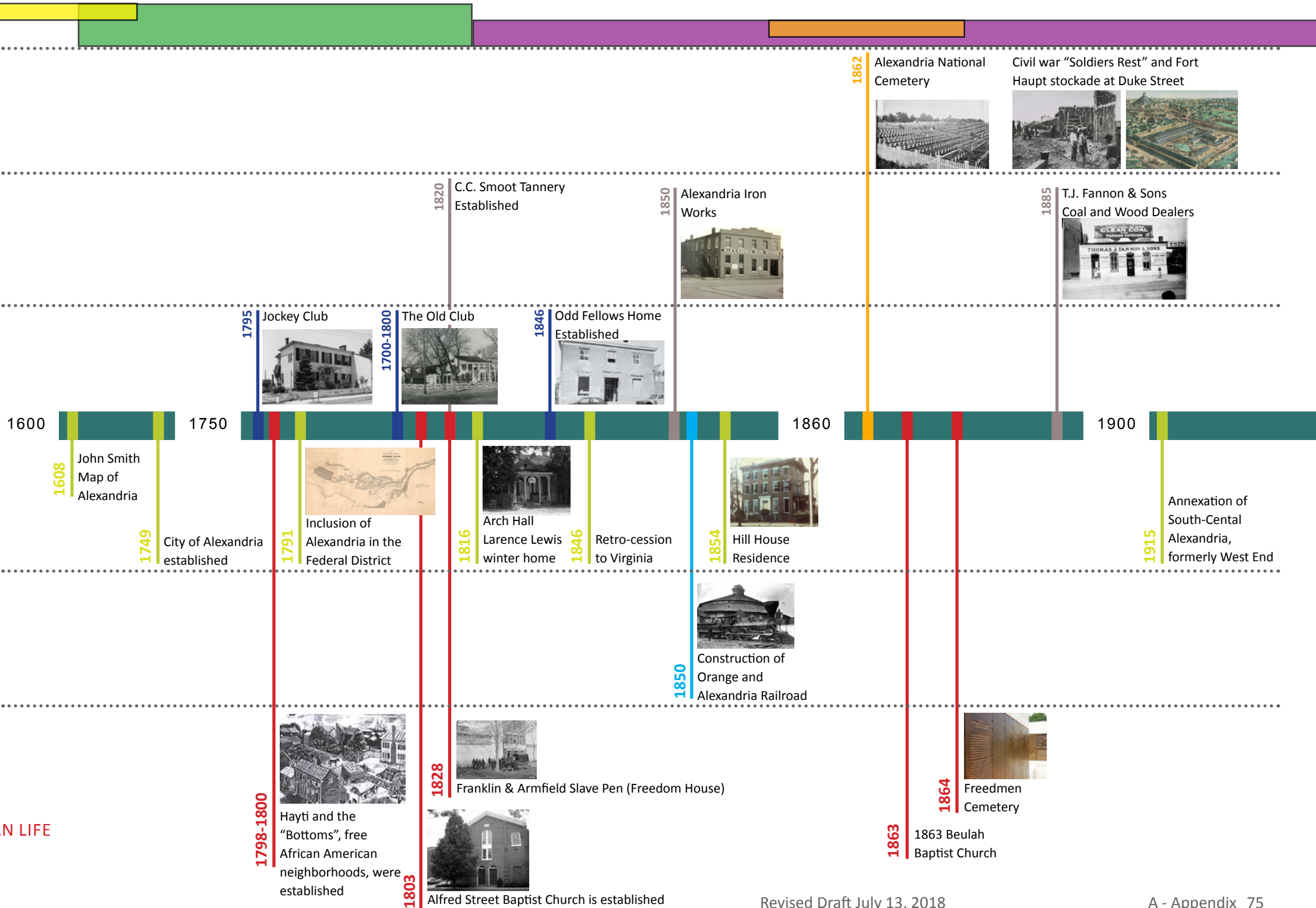
INSTITUTIONAL

Pre-History  
Native American Life

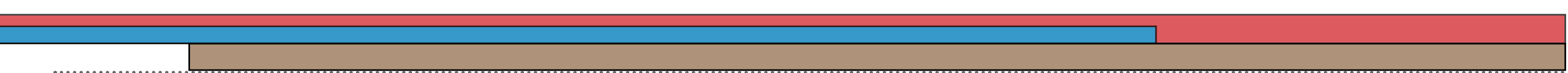
PLANNING

TRANSPORTATION

AFRICAN AMERICAN LIFE

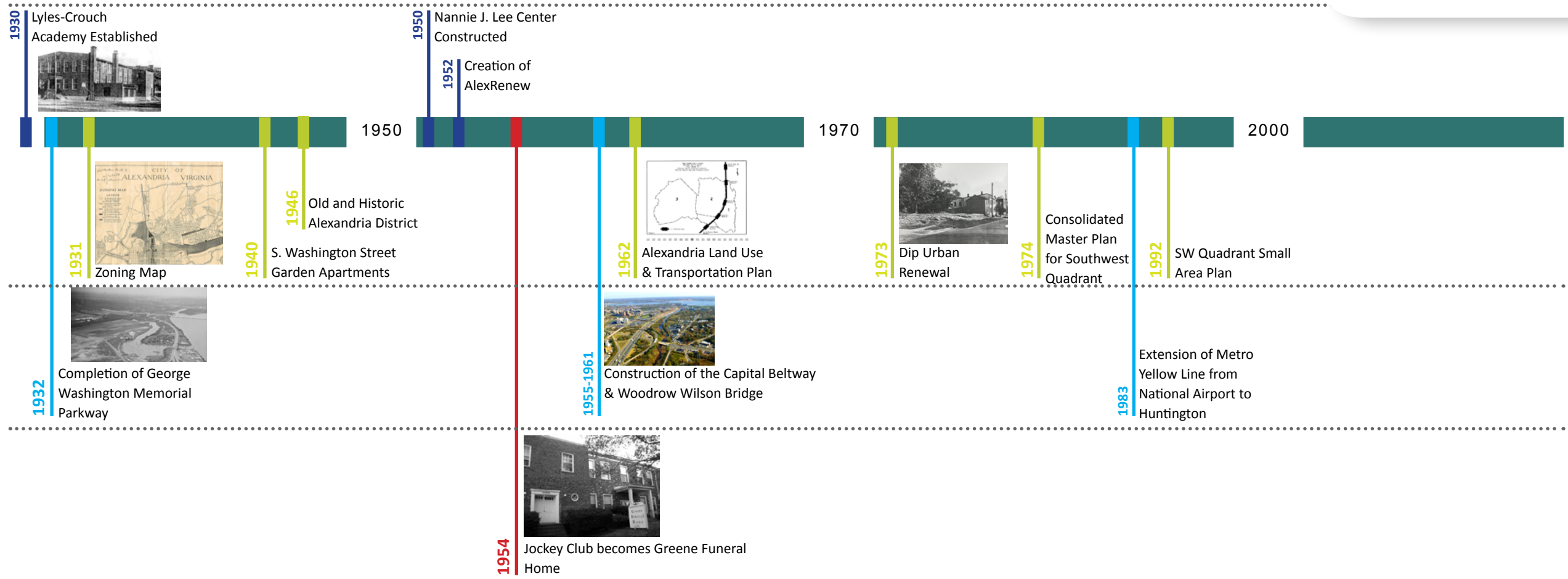






Thematic Characteristics

- Native American Life
- European Settlement
- African American Life
- Transportation
- Commerce/Industry
- Military
- Suburbanization



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